STAFF REPORT
ACTION REQUIRED

Residential Demolition Application – 717 Queen St West
(including convenience address 719 Queen St West)

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<th>Date:</th>
<th>March 8, 2013</th>
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<td>To:</td>
<td>Toronto and East York Community Council</td>
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<tr>
<td>From:</td>
<td>Director, Toronto Building, Toronto and East York District</td>
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<td>Wards:</td>
<td>Ward 19 (Trinity-Spadina)</td>
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<td>Reference Number:</td>
<td>P:\2013\Cluster B\BLD\Toronto and East York\TE13001 Demolition Application No. 13-112898 DEM</td>
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SUMMARY

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law No. 1009-2006, enacted by the City Council on September 27, 2006 under the authority of Section 33 of the Planning Act, I refer the demolition application for 717 Queen Street West (including convenience address 719 Queen Street West) to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

This staff report is regarding a matter for which the Community Council has delegated authority from City Council to make a final decision.

RECOMMENDATIONS

Toronto Building recommends that the Toronto and East York Community Council:

1. Refuse the application to demolish the subject mixed use building that contains 2 residential units at 717 Queen Street West (including convenience address 719 Queen Street West) because there is no permit for a replacement building issued on this site.

Or, in the alternative,

2. Approve the application to demolish the subject mixed use building that contains 2 residential units at 717 Queen Street West (including convenience address 719 Queen Street West) with no conditions.
Financial Impact

Not applicable.

COMMENTS

On January 29, 2013, Davide Gianforcaro of Van Elslander Architects Inc, as agent for the current owner, applied for a permit to demolish the existing mixed use 2 storey building at 717 Queen St West (including convenience address 719 Queen St W) that currently contains commercial uses on the ground floor and 2, currently occupied, residential dwelling units on the second floor.

In accordance with Section 2 of the City of Toronto Act, 1991 (No.4), c. Pr24, S.O.1991, Toronto and East York Community Council may impose any reasonable conditions which have regard to the nature of the residential property including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures.

A building permit application (13-113385 BLD) was received on January 30, 2013 (not issued at the time of this report's preparation) to construct a new 3 storey mixed use building containing commercial spaces on the ground floor and four residential dwelling units on the second and third floors. This Building permit application is currently under review.

This new building proposal was also before the TEY Committee of Adjustment on April 12, 2012 (A0934/11TEY), for minor variances. The variances sought were:

1. **Section 8(3) Part I 1, By-Law 438-86**
   The maximum permitted combined non-residential and residential gross floor area is 3.0 times the area of the lot: 729.0 m².
   The new building will have a combined non-residential and residential gross floor area equal to 3.5 times the area of the lot (852.13 m²).

2. **Section 8 Part 1 3(a), By-Law 438-86**
   The maximum permitted residential gross floor area is 2.5 times the area of the lot: 607.5 m².
   The new building will have residential gross floor area of 2.82 times the area of the lot: 684.14 m².

3. **Section 4(3), Zoning By-law 438-86**
   The by-law requires a parking facility which has a depth of 6.9 m and a width of approximately 8.2 m.
   No parking facility has been provided.

This application was approved by the Committee of Adjustment, subject to the following condition(s):
"Prior to the issuance of a demolition and/or building permit, the applicant shall satisfy all matters relating to City and privately owned trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review."

This Committee of Adjustment decision was not subject to any appeals, and is final and binding.

This new building proposal is also subject to a Site Plan Approval under S.114 of the City of Toronto Act. No Site Plan application has been received at the time of this report's preparation.

CONTACT

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SIGNATURE

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Mario Angelucci, Director/Deputy Chief Official
Toronto Building, Toronto and East York District