**STAFF REPORT**

**ACTION REQUIRED**

**Residential Demolition Application – 362 Spadina Road**

<table>
<thead>
<tr>
<th>Date:</th>
<th>March 20, 2013</th>
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<tr>
<td>To:</td>
<td>Toronto and East York Community Council</td>
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<tr>
<td>From:</td>
<td>Director &amp; Deputy Chief Building Official, Toronto and East York District</td>
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<td>Wards:</td>
<td>Ward 21 – St. Paul's</td>
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<td>Reference Number:</td>
<td>P:\2013\Cluster B\BLD\Toronto and East York - TE13003 Demolition Application No. 13-134078 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 362 Spadina Road to Community Council, to whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

This staff report is about 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. Approve the application to demolish the subject residential building at 362 Spadina Road without condition.

Or, in the alternative,

2. Refuse the application to demolish the subject residential building at 362 Spadina Road.

**FINANCIAL IMPACT**

Not applicable.
COMMENTS

On March 15, 2013, the applicant for the owner of this property, applied for a permit to demolish the 2-1/2 storey single family detached residential building at 362 Spadina Road, in order to construct a replacement buildings on the same lot once a replacement building permit has been issued.

A building permit for an adjacent address, 354-360 Spadina Road, for a new 4 storey place of worship, Forest Hill Jewish Centre, Building Permit No. 11-127030-BLD, was applied for on February 15, 2011, and issued on March 19. 2013. All measures to protect trees have been implemented and construction of the Forest Hill Jewish Centre is underway.

The current house on 362 Spadina Road was to be retained and renovated under the original plan, to be the Rabbi's residence. This house is not a listed or designated heritage property. The poor condition of this house however makes this plan economically unviable. The revised proposal calls for demolition of this house to make way as a temporary staging area off the public right of way, during construction of the new place of worship, and to be replaced after by a new residential replacement building for the Rabbi. The application for this new residential replacement building will be made as soon as the design plans and documentation are finalized.

This residential demolition application is being referred to the Toronto and East York Community Council because the property contains 1 single family detached dwelling and the applicant has not yet received a building permit to replace the existing residential building proposed to be demolished. In such case, the Municipal Code requires the Community Council, under delegated authority from City Council, to approve or refuse the demolition permit.

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. In addition, under the City of Toronto Act 1985, City Council may revoke the demolition permit if the demolition has not seriously commenced six months after permit issuance, or the demolition has been substantially suspended or discontinued for a period of more than one year.

CONTACT

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SIGNATURE

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