Residential Demolition Application – 998 Woodbine Avenue

<table>
<thead>
<tr>
<th>Date:</th>
<th>March 19, 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>To:</td>
<td>Toronto and East York Community Council</td>
</tr>
<tr>
<td>From:</td>
<td>Director, Toronto Building, Toronto and East York District</td>
</tr>
<tr>
<td>Wards:</td>
<td>Ward 31 (Beaches-East York)</td>
</tr>
<tr>
<td>Reference Number:</td>
<td>P:\2013\Cluster B\BLD\Toronto and East York\TE13002 Demolition Application No. 13-129676 DEM</td>
</tr>
</tbody>
</table>

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 998 Woodbine Avenue 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. Approve the application to demolish the subject 2-storey residential building at 998 Woodbine Avenue with no conditions.

Or, in the alternative,

2. Refuse the application to demolish the subject 2-storey residential building at 998 Woodbine Avenue because there is no permit for a replacement building issued on this site.

Financial Impact

Not applicable.
COMMENTS

On March 7, 2013, Dagmar Wertheim, of the Toronto Transit Commission, as applicant for the current owner, the City of Toronto, applied for a permit to demolish the existing 2 storey residential building at 998 Woodbine Avenue.

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.

This site is located at the northwest corner of Woodbine Avenue and Strathmore Boulevard. This demolition permit application proposes the permanent removal of the existing residential use on this site. The site is proposed to be used as a new access/exit building by the TTC for the Woodbine Subway station on the Bloor-Danforth subway route.

To date, an application for a building permit to construct the proposed new TTC subway access/exit building on this site has not been received.

City Planning has received and is reviewing a Site Plan Application (13-129662 STE 31 SA) for the proposed TTC Woodbine Subway station's new access/exit building at this site. This Site Plan Application was received on March 7, 2013 and has undergone its first circulation (at the time of this report's preparation).

In such cases where the residential use is proposed to be not maintained, the Municipal Code requires City Community Council to issue or refuse the demolition permit.

CONTACT

Victor Araujo, P.Eng., Manager, Toronto Building, Plan Review, Toronto and East York District, Tel.: (416) 392-0480; Fax: (416) 392-0721; E-mail: VICTOR@toronto.ca.

SIGNATURE

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