STAFF REPORT
ACTION REQUIRED

Residential Demolition Application – 1040 and 1042 Queen Street West

<table>
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<tr>
<th>Date:</th>
<th>July 10, 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 – TE13006 Demo\lition Application Nos. 13-195781 DEM and 13-195804 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 1040 and 1042 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 1040 and 1042 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 1040 and 1042 Queen Street West with no conditions.
Financial Impact

Not applicable.

COMMENTS

On June 27, 2013, Terry Tourangeau of Tact Architecture Inc, as agent for the current owner, applied for a permit to demolish the existing mixed use 2 storey buildings at 1040 and 1042 Queen Street West that currently contain commercial uses on the ground floor and 2 residential dwelling units on the second floors.

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 has not yet been received to construct a new replacement building at this site. However, a Site Plan Approval application (12-258112 STE 19 SA) was received by Community Planning Division on October 4, 2012, that proposes a new 4 storey mixed use building with a 2 storey gallery space, and 3 residential dwelling units. This application is currently under review by Community Planning Division.

This site is zoned under Zoning By-law 438-86, as amended, as "MCR T3.0 C1.0 R2.5", and permits such proposed uses as those proposed and under review as part of the SPA application (12-258112 STE 19 SA), together with qualifications.

An objection to the issuance of these demolition permits was received by Toronto Building Division on July 10, 2013 from the Tree Protection and Plan Review, Urban Forestry Division, until such time as the applicant has satisfied their requirements.

CONTACT

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SIGNATURE

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