



**STAFF REPORT
ACTION REQUIRED**

**Residential Demolition Application – 31, 33 and 35
Dundonald St**

Date:	August 13, 2015
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 27 (Toronto Centre - Rosedale)
Reference Number:	P:\2015\Cluster B\BLD\TE15008 Demolition Application Nos. 15-160690 DEM, 15-160702 DEM and 15-160713 DEM

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 applications 31, 33 and 35 Dundonald St. to you, to decide whether to grant or refuse the applications, including any conditions, if any, to be attached to the permits.

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

RECOMMENDATIONS

The Toronto Building recommends that:

1. Toronto and East York Community Council Approve the applications to demolish the three 3-storey detached single family dwellings at 31, 33 and 35 Dundonald St.;

Or, in the alternative,

2. Toronto and East York Community Council refuse the applications to demolish the subject three 3-storey detached single family dwellings at 31, 33 and 35 Dundonald St. for failure to maintain a residential use.

Financial Impact

Not applicable.

COMMENTS

On May 21, 2015 Wellesley Residential Corp. has submitted an application for permit to demolish the three 3-storey detached single family dwellings at 31, 33 and 35 Dundonald St. in a Residential Zone. The three single family dwellings contains four residential dwelling units, two of which confirmed to be rental by City Planning staff. Demolition of less than six rental dwelling units is not subject to S111 Rental Housing Demolition and Conversion bylaw (Chapter 667 of the Municipal Code). These demolition applications are related to 50 Wellesley Street East and 31, 33 and 35 Dundonald Street development by Wellesley Residences Corp. (Plazacorp mantle), City Planning OPA/rezoning file # 14 159828 STE OZ.

Site Plan application, Official Plan and site-specific Zoning By-law Amendment applications have been submitted to permit a 37-storey mixed use building on Wellesley Street with ground floor retail; and semi-detached houses fronting Dundonald Street, with a row of townhouses to the rear (3 to 4 storeys, 10 units total). Three levels of underground parking are proposed, including 117 residential parking spaces on P2 and P3, and a 46-space Toronto Parking Authority Garage on P1. 403 Bicycle parking spaces are proposed. It should be noted that a 28-storey tower was approved in 2006 on the Wellesley Street Site. The 50 Wellesley St E project site was expanded largely to accommodate a new underground Toronto Parking Authority (TPA) parking facility accessed from Wellesley Street East, across from Sunnybrook's Rehabilitation Hospital. A building permit for structural framing for the revised project is currently under review.

This staff report is to seek authorization to demolish the subject residential properties ahead of the replacement building permit in order for site excavation and shoring to commence prior to the site's zoning coming into force. A similar report was before Community Council on June 16, 2015 and was refused, however City Planning is scheduled to submit final report to Community Council and City Council in September of this year to coincide with this report.

Adjacent to the 50 Wellesley Street East site, another project by Cresford Developments at 40 Wellesley Street East, which has non-residential demolition permit already issued and has an above-grade conditional building permit already issued end of July of this year. The applicant has advised in order to minimize the time that this block of Wellesley Street East and the Dundonald neighbourhood will experience sidewalk closures and construction vehicles that it would be prudent for the two projects to co-ordinate construction to the greatest extent possible. Two additional construction projects are underway on this single midtown block - the TTC's capital improvements at Wellesley Station on Dundonald Street, and a project at 17 Dundonald Street by Worsley Dundonald Limited, a building permit application is currently under review. Lack of coordination in construction activity between 40 and 50 Wellesley Street East and if

either start excavation prior to the other, the lagging site must wait for approximately one year for the other to complete shoring and excavation to grade. This is a physical necessity on the shared boundary line that is secured in a contract between the two adjacent owners. Therefore, co-ordination of shoring and excavation would lessen the construction impact on the public streets and community by about one year.

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 properties, including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures.

CONTACT

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SIGNATURE

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