



**STAFF REPORT
ACTION REQUIRED**

Residential Demolition Application – 66 Howard Park Avenue

Date:	October 20, 2015
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 14 (Parkdale-High Park)
Reference Number:	P:\2015\Cluster B\BLD\Toronto and East York\TE15011 Demolition Application No. 15-225942 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 application for 66 Howard Park 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. Refuse the application to demolish the subject residential building at 66 Howard Park Avenue that contains 2 residential dwelling units because there is no replacement building permit issued at this site; in the alternative,
2. Approve the application to demolish the subject residential building at 66 Howard Park Avenue that contains 2 residential units with no conditions.

Financial Impact

Not applicable.

COMMENTS

On September 21, 2015, Jessica Prain of Triumph Developments, as applicant for the owner, applied for a permit to demolish the existing 2 storey residential building at 66 Howard Park Avenue that contains 2 residential dwelling units.

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 for a replacement building has not yet been received by Toronto Building Division at the time of this report's preparation.

The Community Planning Division received an application for rezoning at this site (#11-252109 STE 14 OZ) on August 5, 2011, and then a Site Plan Approval application (#12-141632 STE 14 SA) on March 23, 2012. These Planning applications propose a new development on lands that include numbers 24, 28, 30, 30A, 60 and 66 Howard Park Avenue. The development proposed on these lands includes 2 new residential buildings. The proposed westerly building is 3-8 storeys with 96 residential units and the easterly building is 6-8 storeys with 81 residential units. Additionally, both buildings will share a common underground garage structure – 2 levels with 130 parking spaces.

The rezoning application (#11-252109 STE 14 OZ) was approved by City Council on December 4, 2012. The Site Plan Approval's Statement of Approval was issued November 28, 2014.

In such cases where there is no replacement building permit issued, the Municipal Code requires City Community Council to issue or refuse the demolition permit.

CONTACT

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SIGNATURE

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