



**STAFF REPORT
ACTION REQUIRED**

Residential Demolition Application – 444-446 Bathurst Street

Date:	September 22, 2015
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 19 (Trinity-Spadina)
Reference Number:	P:\2015\Cluster B\BLD\Toronto and East York\TE15010 Demolition Application No. 15-211462 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 444-446 Bathurst Street 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 at 444-446 Bathurst Street that contains 1 residential dwelling unit because there is no replacement building permit issued at this site; in the alternative,
2. Approve the application to demolish the subject mixed use building at 444-446 Bathurst Street that contains 1 residential unit with no conditions.

Financial Impact

Not applicable.

COMMENTS

On August 24, 2015, Robert Miedema of Mitchell Demolition, as applicant for the owner, applied for a permit to demolish the existing 3 storey mixed use building at 444-446 Bathurst Street, that contains 1 residential dwelling unit.

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 (13-124400 STE 19 OZ) on February 25, 2013, that includes lands known as 410-446 Bathurst Street, proposing a new 4 storey commercial building containing approximately 13, 000 m² of total gross floor area, together with 292 parking spaces in an underground parking station. The Community Planning Division also received a Site Plan Approval application for this same proposal on February 25, 2013 (13-124466 STE 19 SA). Both the Rezoning and Site Plan Approval applications are currently "under review" at the time of this report's preparation.

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

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

SIGNATURE

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