



**STAFF REPORT
ACTION REQUIRED**

Residential Demolition Application - 956 Eglinton Ave West

Date:	October 21, 2015
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 21 (St. Pauls)
Reference Number:	P:\2015\Cluster B\BLD\Toronto and East York\TE15012 Demolition application #15 236309 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 956 Eglinton Avenue 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 existing mixed use building containing four dwelling units on the second floor and retail on the ground floor, at 956 Eglinton Avenue West because there is no replacement building permit issued;

Or, in the alternative,

2. Approve the application to demolish the subject mixed use building at 956 Eglinton Avenue West containing residential units, where a replacement building permit has not been issued, as per Section 33 of the Planning Act.

Financial Impact

Not applicable.

COMMENTS

On October 13, 2015, representatives from Dutra Architect, as authorized agent for the owner, made application for a permit to demolish the existing mixed use building containing four dwelling units on the second floor and retail on the ground floor, at 956 Eglinton Avenue West.

In accordance with the Residential Control By-Law # 1009-2006, the applicant posted a sign on the property to remain for 14 days, giving notice of the intention to demolish the building. There has been no objection received to the day this report was prepared.

The owner plans to construct a replacement one storey building in the near future, to accommodate a relocated Scotiabank branch – it's current location will be displaced by the Eglinton Crosstown Rail construction. Residential dwelling units would not be replaced.

There is no current Building Permit application for the replacement building, and no Planning applications have been filed. The owner has advised that applications will be submitted in December 2015. Given that there are no current applications for the proposed re-development the approval of the demolition is premature.

CONTACT

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SIGNATURE

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