



STAFF REPORT ACTION REQUIRED

Demolition Application 900 St Clair Ave. West

Date:	April 21, 2016
To:	Etobicoke York Community Council
From:	Director of Toronto Building and Deputy Chief Building Official
Wards:	Ward 17 - Davenport
Reference Numbers:	File No. 2016 EY014 Folder No. 16-113244 DEM 00 DM

SUMMARY

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

On February 5th, 2016, Toronto Building received a demolition permit application to demolish a one storey vacant building at 900 St. Clair Avenue West. A building permit application for the replacement building has not been made.

This property is located in the former City of York and in accordance with By-law No. 3102-95 of the former City of York, this demolition permit application is submitted to the Etobicoke York Community Council for consideration and decision to grant or grant with conditions, approval of the demolition permit application, including the requirement for the owner to enter into a beautification agreement prior to the issuance of the demolition permit.

RECOMMENDATIONS

Toronto Building recommends that the Etobicoke York Community Council give consideration to the demolition application for 900 St. Clair Ave. West and decide to:

1. Approve the application to demolish the one storey commercial building without entering into a beautification agreement with the City.

ALTERNATIVE RECOMMENDATION

1. Approve the application to demolish the one storey commercial building subject to the owner entering into a beautification agreement with the City containing a beautification plan to the satisfaction of the City Solicitor and the agreement be registered on title to the lands, and

City Planning Division Staff be authorized to prepare the agreement in consultation with the Ward Councillor and the owner and,

The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

Under the City of York Act 1994 (Bill PR147), By-law No. 3102-95 was passed designating the entire area of the former City of York as an area of demolition control. The City of York Act, 1994, provides the authority for Council in the former City of York area to enact special demolition control legislation for the purpose of securing beautification measures on the lands and abutting municipal boulevards, where appropriate, as a condition of the issuance of demolition permits. The legislation and By-law are still in force and effect.

COMMENTS

On February 5th, 2016, Jay Heming for Lions Group Inc. (agents for the owner), submitted a demolition permit application to demolish the one storey commercial building located at 900 St. Clair Ave W. A building permit application for the replacement building has not been made.

In an application (15-226007 WET) to the Planning Division for Site Plan Approval, the property owners have provided information regarding the future use and development of the subject lands. It is proposed that the properties located at 900 and 898 St Clair Ave W. will be developed with a 14 storey, residential tower. The demolition application is being referred to the Etobicoke York Community Council because the existing building is proposed to be demolished and the applicant has not received a permit to replace the building or to redevelop the site. The subject property is located in the former City of York, where as By-law No. 3102-95 is applicable. This by-law requires Community Council to either issue the demolition permit without entering into a beautification agreement or issue the demolition permit subject to the owner entering into a beautification agreement with the City.

The application for the demolition has been circulated to Public Health and the Ward Councillor.

Site and Surrounding Area

The subject property is located on the north-east corner of St Clair Avenue West and Alberta Ave. In accordance with the City-wide Zoning By-law 569-2013, portion of the property is zoned CR - Commercial Residential Zone. The Property is also subject to the York Zoning By-law , 1-83 and is zoned R2 - Residential.

CONTACT

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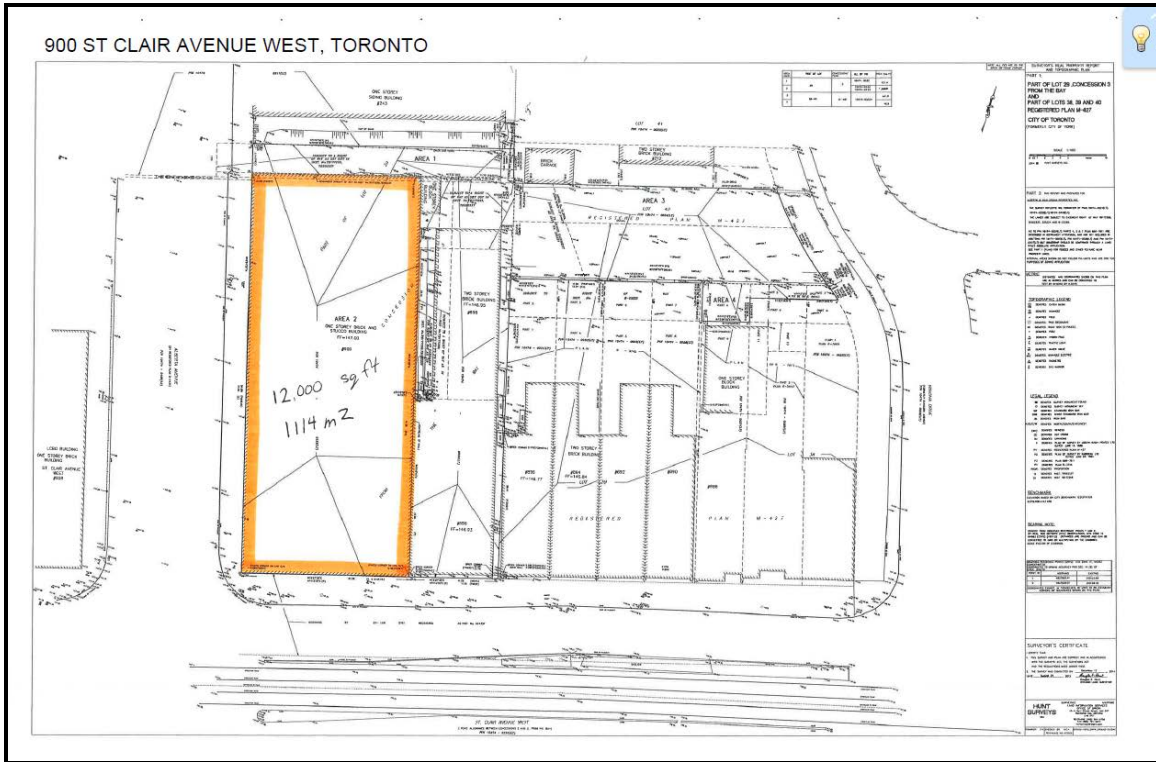
SIGNATURE

Rick Conard
Director and Deputy Chief Building Official
Toronto Building,
Etobicoke York District

ATTACHMENTS

1. Survey 900 St. Clair Ave. W.
2. Proposed development for 898 and 900 St. Clair Ave W submitted to Planning
3. Photo of 900 St. Clair Ave. W. from Google Map

Attachment 1 Survey 900 St Clair Ave W.



Staff report for action – Demolition approval – 900 St Clair Ave W.

Attachment 2: Proposed development at 898 and 900 St. Clair Ave W submitted to Planning Dept.



VIEW FROM ALBERTA AVENUE LOOKING NORTH

Quadrangle
Quadrangle Architects Limited
801 King Street West, Suite 701
Toronto, ON M5V 3K5

898 - 900 St Clair Avenue West
900 St Clair Avenue West
Toronto, Ontario
Project No. 14037
17 September 2015

Attachment 3: Photo of 900 St Clair Ave W from Google Map



Staff report for action – Demolition approval – 900 St Clair Ave W.