Residential Demolition Application – 282 Eglinton Ave. East

Date: January 25, 2016
To: Toronto and East York Community Council
From: Director, Toronto Building, Toronto and East York District
Wards: Ward 22 (St. Pauls)
Reference Number: Demolition Application No. 16-104546 DEM P:\2016\Cluster B\BLD\TE16002

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 282 Eglinton Ave. East to you, to decide whether to grant or refuse the application, including 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

Toronto Building recommends that the Toronto and East York Community Council:

1. Approve the application to demolish the detached two-storey residential building at 282 Eglinton Ave. East with the following conditions:
   a) that all debris and rubble be removed immediately after demolition, and
   b) that any holes on the properties are backfilled with clean fill.

Or, in the alternative,

2. Refuse the application to demolish the subject residential buildings at 282 Eglinton Avenue East because there is no building permit for a replacement building on the site.

Financial Impact

Not applicable.
COMMENTS

On January 14, 2015, Larry Berti of Crosslinx Transit Solutions submitted a demolition permit application to demolish the existing two storey building at 282 Eglinton Ave. East. A building permit application for the replacement building has not been submitted to date.

Demolition of this building is part of the large scale Metrolinx Eglinton Crosstown LRT project consisting of a 19 kilometre light rail transit (LRT) line that will run across Eglinton Avenue. Together with the adjacent commercial property municipally known as 280 Eglinton Ave. East, the lands would be cleared to facilitate the construction of a building to serve as the secondary entrance and subterranean connection to the new Mount Pleasant LRT Station that will be located at the intersection of Mount Pleasant Road and Eglinton Ave. East.

This demolition application for 282 Eglinton Ave. East is being referred to the Toronto and East York Community Council because the building contains a residential use that is proposed to be demolished and the applicant has not received a permit to replace the building at this time.

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

Site and Surrounding Area

The subject property is located on the north side of Eglinton Avenue East and east of Mount Pleasant Road. Immediately west of the subject property is the neighbouring commercial building to be demolished together with this building to allow for the construction of the secondary entrance serving the Mount Pleasant LRT Station. A fourteen (14) storey apartment building is located east of the subject property.

CONTACT

Tony D'Arpino, Acting Manager, Plan Review, Toronto Building - Toronto and East York District; Tel.: (416) 392-7632; Fax: (416) 392-7536; email address: tdarpin@toronto.ca

SIGNATURE

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Mario Angelucci,
Deputy Chief Building Official and Director
Toronto Building, Toronto and East York District
ATTACHMENTS
1. Site Plan 282 Eglinton Ave. E.
2. Key Plan
3. Photo of 282 Eglinton Ave. E. from Google Maps
4. Applicant's Letter
Attachment 2: Key Plan
Attachment 3: Photo of 282 Eglinton Ave. East from Google Maps
Attachment 4: Applicant's Letter

Gene Lee, P. Eng
Manager, Plan Review
North District
North York Civic Centre
5100 Yonge Street, L4A Floor
Toronto, Ontario M2N 5V7

January 26, 2016

Dear Gene,

Eglinton Crosstown LRT: Demolition of 202 Eglinton Ave. East, Toronto

Crosslinx Transit Solutions would like to provide the City of Toronto with information regarding the planned demolition of the structure located at 202 Eglinton Ave. East in Toronto, Ontario. Demolition of this building is part of the large-scale Metrolinx Eglinton Crosstown LRT project consisting of a 19-kilometre light rail transit (LRT) line that will run across Eglinton Avenue between Mount Dennis (Weston Road) and Kennedy Station. The Eglinton Crosstown LRT is one of the largest transit projects in the world and will transform regional transportation across the Greater Toronto Area.

Demolition of the building at 202 Eglinton Ave. East will make way for the future secondary entrance for the Eglinton LRT line at the Mt. Pleasant Station.

We are applying for a Demolition Permit in advance of the ultimate Building Permit because we need the site space for temporarily material landfill, and equipment and to undertake the installation of the sharing system and utility relocations for the Mt. Pleasant Station.

202 Eglinton Avenue East (the Site) which comprises of a former two-storey plus basement residential dwelling is currently vacant. Metrolinx is the registered owner of the land.

Yours sincerely,

[Signature]

Larry Bertil
Manager – Permits, Licenses and Approvals