



**STAFF REPORT  
ACTION REQUIRED**

**Residential Demolition Application – 875 Eglinton Ave. West**

<b>Date:</b>	January 25, 2016
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Toronto Building, Toronto and East York District
<b>Wards:</b>	Ward 22 (St. Pauls)
<b>Reference Number:</b>	Demolition Application No. 16-104565 DEM P:\2016\Cluster B\BLD\TE16003

**SUMMARY**

---

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

On January 14, 2015, Toronto Building received a demolition permit application to demolish a two storey commercial retail plaza at 875 Eglinton Ave. West. A building permit application for the replacement building on this site has not been made. The current building is proposed to be demolished and the site used for purposes related to the construction of the Bathurst Street Station to serve the Eglinton Crosstown L.R.T.

This property is located in the former City of York. In accordance with By-law No. 3102-95 of the former City of York, this demolition permit application is submitted to the Toronto and East 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 Toronto and East York Community Council:**

1. Approve the application to demolish the commercial building at 875 Eglinton Avenue West without entering into a beautification agreement with the City.

**Or, in the alternative,**

2. Approve the application to demolish the buildings at 875 Eglinton Avenue West pursuant to By-law No. 3102-95 of the former City of York, subject to a beautification agreement

containing a beautification plan to be entered into with the City and arrangements made to the satisfaction of the City Solicitor, for registration of the agreement.

3. Authorize staff to prepare the agreement in consultation with the Ward Councillor and the owner.

## **Financial Impact**

---

Not applicable.

## **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 January 14, 2015, Larry Berti of Crosslinx Transit Solutions submitted a demolition permit application to demolish the existing two storey commercial building at 875 Eglinton Ave. West. 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. The attached letter provided by the applicant indicates that the building would be demolished and the site used for necessary materials, equipment and staging for infrastructure work related to the construction of the new Bathurst Station that would serve the Eglinton Crosstown L.R.T.

This demolition application is being referred to the Toronto and East York Community Council because the building is proposed to be demolished and the applicant has not received a permit to replace the building at this time.

The subject property is located in the former City of York where 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, Urban Forestry, and the Ward Councillor.

## **Site and Surrounding Area**

Located at the south-east corner of Eglinton Ave West and Peveril Hill North, the subject property is irregular in shape. Adjacent to these lands is a two storey commercial building to the east. The site abuts low density residentially zoned lands to the rear.

## **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](mailto:tdarpin@toronto.ca)

## **SIGNATURE**

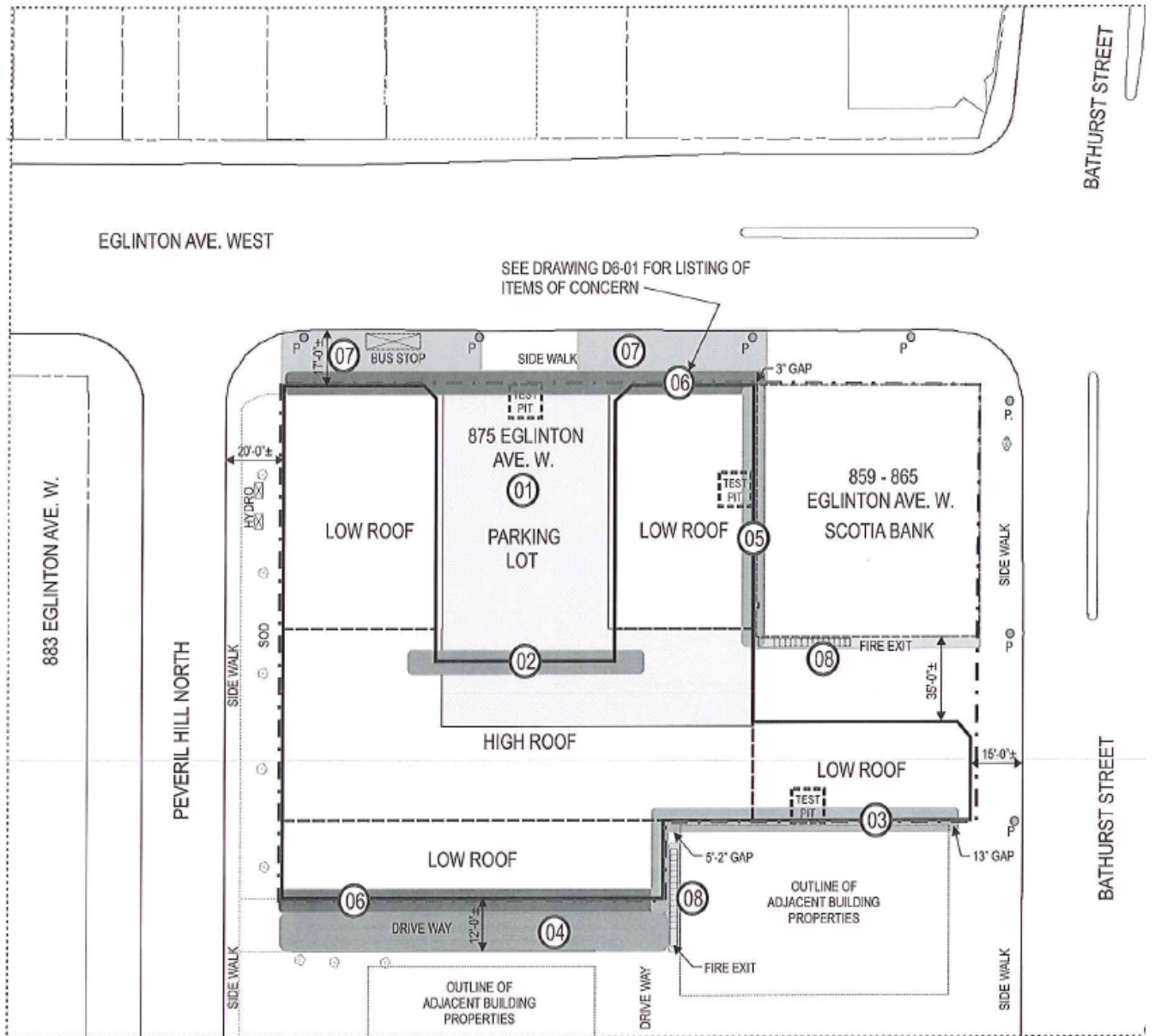
---

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

## **ATTACHMENTS**

1. Site Plan 875 Eglinton Ave. West
2. Key Plan
3. Photo of 875 Eglinton Ave. West from Google Maps
4. Applicant's Letter

**Attachment 1: Site Plan 875 Eglinton Ave. West**



## Attachment 2: Key Plan



**Attachment 3: Photo of 875 Eglinton Ave. West from Google Maps**



## Attachment 4: Applicant's Letter



195 The West Mall  
Toronto, Ontario, M9C 5K1

January 15, 2016

Gene Lee, P. Eng  
Manager Plan Review  
North District  
North York Civic Centre  
5100 Yonge Street, 1<sup>st</sup> Floor  
Toronto, Ontario M2N 5V7

Dear Gene:

### **Eglinton Crosstown LRT: Demolition of 875 Eglinton Ave. West, Toronto**

Crosslinx Transit Solutions would like to provide the City of Toronto with information regarding the planned demolition of the structure located at 875 Eglinton Ave. West 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 875 Eglinton Ave. West will make way for the possible future development as requested by Metrolinx.

We are applying for a Demolition Permit in advance of the ultimate Building Permit because we need the site space for material laydown, temporary trailers and equipment. This is to undertake the installation of the shoring system and utility relocations for the Bathurst Station.

Presently, the site comprises of a two storey commercial building with multiple retail units on the first floor, offices on the second floor and a full basement with a storage area and parking garages.

Metrolinx is the registered owner of land and the site is currently vacant.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Larry Berti".

Larry Berti  
Manager – Permits, Licenses and Approvals