STAFF REPORT
ACTION REQUIRED

Residential Demolition Application -
256-258 Eglinton Ave. E.

Date: April 20, 2016
To: Toronto and East York Community Council
From: Director, Toronto Building, Toronto and East York District
Wards: Ward 22 (St. Paul's)
Reference Number: P:\2016\Cluster B\BLD\Toronto and East York\TE16007 Demolition Application Nos. 16-137896 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 256-258 Eglinton Ave East to you, to decide whether to grant or refuse the applications, including any 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 256-258 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 256-258 Eglinton Ave. East because there is no building permit for a replacement building on the site.
Financial Impact

Not applicable.

COMMENTS

On April 8, 2016, Larry Berti of Crosslinx Transit Solutions submitted a demolition permit application to demolish the existing two storey mixed use building at 256-258 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.

The existing building, which has been vacated, would be cleared to facilitate the construction of a building to serve as the primary entrance of the new Mount Pleasant LRT Station that will be located at the intersection of Mount Pleasant Road and Eglinton Ave. East.

The applicant has indicated that the demolition would be undertaken in a manner such that the existing front façade of the building would be catalogued, dismantled and incorporated into the design and construction of the new façade of the proposed transit station. An excerpt of a report provided by Clifford Restoration Limited, which is attached, provides detail of the applicant's intention.

This demolition application for 256-258 Eglinton Ave. East is being referred to the Toronto and East York Community Council because the building contains a residential use, four residential dwelling units, 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 at the northwest corner of Eglinton Avenue East and Mount Pleasant Road. Immediately west of the subject property are neighbouring mixed use commercial/residential buildings. A ten (10) storey hotel and commercial building is located immediately to the rear 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) 696-0721; email address: tdarpin@toronto.ca

Staff report for action on Residential Demolition Application – 256-258 Eglinton Avenue East
SIGNATURE

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

ATTACHMENTS

1. Site Plan 256-258 Eglinton Ave. E.
2. Applicant's Letter
2. Excerpt of Report from Clifford Restoration Limited

Staff report for action on Residential Demolition Application – 256-258 Eglinton Avenue East
Attachment 1: Site Plan 256-258 Eglinton Ave. East
Attachment 2: Applicant’s Letter

Gene Lee, P. Eng.
Manager Plan Review
North District
North York Civic Center
5100 Yonge Street, 1st Floor
Toronto, ON M2N 5V7

Dear Gene:

Eglinton Crosstown LRT: Demolition of 256-258 Eglinton Avenue East, Toronto

Crosslinx Transit Solutions would like to provide the City of Toronto with information regarding the planned demolition of the structure located at 256-258 Eglinton Avenue East, Toronto ON. Demolition of this building is part of the large-scale Metrolinx Eglinton Crosstown LRT project consisting of 19-kilometer 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 256-258 Eglinton Avenue East will make way for the Main Entrance of the building at Mount Pleasant Station. This entrance will provide access to the station’s underground concourse level via stairwell, escalators and elevators.

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 relocation of underground services and installation of the shoring system.

Presently, the site is a two-storey building with basement. The building was generally constructed of concrete block, brick. The site’s previous use was commercial in the basement and main floor and residential in the upper floor.

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

Yours sincerely,

Larry Bertl
Manager – Permits, Licenses, and Approvals

4711 Yonge Street, 15th Floor
Toronto, ON M2N 6K8
(Address Line 3)

April 4, 2016

Ref. No.: Insert Document No.
Attachment 3: Excerpt of Report from Clifford Restoration Limited

Clifford Restoration Limited 2015-4513-001

256 Eglinton Avenue East Toronto Investigation

Figure 1: Photo of 256 Eglinton Avenue East c. late 1920s. 
Source: http://www.thestar.com/content/dam/thestar/news/gta/2013/10/02/crosstown_itr_project_reveals_and_respects_eglington_history/cbc_in_1920s.jpg.size.xlarge.promo.jpg

1.0 Background
Clifford Restoration has been engaged to carry out investigative openings of the masonry walling on the structure at the corner of Eglinton Avenue East and Mount Pleasant Road in Toronto (256 Eglinton Ave. East). This investigation has been carried out to determine the nature and construction of the masonry façade and particularly to determine wall thicknesses in order to aid in developing a scope for the adaptive reuse of this site. The façade of the building which was constructed in the 1920’s as a BMO bank branch is to be retained and reused as part of the Eglinton Crosstown Transit development. This site will provide the entrance into the new Mount Pleasant Station (see conceptual rendering Figure 2). The interior space is to be adapted and reused for transit infrastructure purposes (new station) and the façade is to be recorded, catalogued and dismantled for reassembly on a new structural frame.

2.0 This report
This report details the findings of this investigation work. A series of openings were carried out from the interior of the building to determine the makeup of the exterior masonry wall. This report consists of a written description of the building in its current state and series of annotated photographs detailing the findings of this investigation.