REPORT FOR ACTION

Residential Demolition Application - 65 Ontario Street

Date: October 24, 2017
To: Toronto and East York Community Council
From: Deputy Chief Building Official and Director,
      Toronto Building, Toronto and East York District
Wards: Ward 28 (Toronto Centre - Rosedale)

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 City Council on September 27, 2006 under the authority of Section 33 of the Planning Act, I refer the demolition application for 65 Ontario Street to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permits.

This staff report is regarding a matter for which 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 subject detached single family dwelling at 65 Ontario Street because there is no issued building permit for replacement buildings on this site;

Or, in the alternative;

2. Approve the application to demolish the subject detached single family dwelling at 65 Ontario Street with the following conditions:

   a) that all debris and rubble be removed immediately after demolition; and,
   b) that open holes resulting from the demolition are backfilled with clean fill.
FINANCIAL IMPACT

Not applicable.

DECISION HISTORY

COMMENTS

On September 22, 2017, the applicant, representing the current owner of the lands, applied for a permit to demolish the detached single family dwelling located at 65 Ontario Street.

A building permit for a replacement building has not yet been issued by Toronto Building Division at the time of this report's preparation.

Since no building permit will be issued to replace the existing house at this time and the building is a residential unit, the application is referred to the Toronto and East York Community Council. In such cases, the Municipal Code requires Community Council to approve or refuse the demolition permit.

The application for demolition of the dwelling has been circulated to Urban Forestry and the Ward Councillor. To date, Toronto Building is in receipt of a letter of concern and a subsequent letter of objection to the issuance of the demolition permit from an adjacent property owner.

The Community Planning Division received an application for Rezoning at this site (53-65 Ontario Street), (15-113777STE 28 OZ) on February 9, 2015, proposing a 25 storey mixed-use building containing street related retail uses and residential uses above. A residential gross floor area of 17,981 square metres is proposed with 620 square metres of grade-related retail uses. The building will contain a total of 272 units, 176 underground parking spaces and 282 bicycle parking spaces.

The Community Planning Division received a Site Plan Approval application for the above same proposal (15-246707 STE 28 SA) on November 3, 2015.

The Toronto Building Division received a Building Permit Application (17 237216 BLD 00 NB) on September 22, 2017, proposing a 24 storey mixed used building with 273 residential units, retail at grade, and 4 storeys of underground parking.

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 properties, including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures.
CONTACT

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SIGNATURE

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

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