

Residential Demolition Application - 422 and 424 Roncesvalles Avenue

Date: February 12, 2018

To: Toronto and East York Community Council

From: Deputy Chief Building Official and Director,
Toronto Building, Toronto and East York District

Wards: Ward 14 (Parkdale - High Park)

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 applications for 422 and 424 Roncesvalles Avenue (Application Nos. 18-112232 DEM and 18-112242 DEM) to Toronto and East York Community Council for consideration and to decide whether to grant or refuse the applications, including any conditions, if any, to be attached to the permit applications.

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 applications to demolish the subject mixed use buildings that contain 2 residential units each at 422 and 424 Roncesvalles Avenue because there is no permit for a replacement building issued on this site;

Or, in the alternative;

2. Approve the applications to demolish the subject mixed use buildings that contain 2 residential units each at 422 and 424 Roncesvalles Avenue with no conditions.

FINANCIAL IMPACT

Not applicable.

DECISION HISTORY

COMMENTS

On February 1, 2018, Joseph Ternamian of Worsley Dream Roncesvalles Limited Partnership, the current owner, applied for permits to demolish the existing mixed use 2 storey buildings at 422 and 424 Roncesvalles Avenue that currently contain commercial uses on the ground floor and two residential dwelling units each on the second floors.

The Community Planning Division received a Rezoning application (#15-215438 STE 14 OZ) on August 31, 2015, that proposes a new 8 storey mixed use building fronting Roncesvalles Avenue as well as six four-storey townhouse units fronting a private driveway off of Howard Park Avenue. The mixed use building will contain retail uses at grade with 93 residential units above and an underground parking structure. This Rezoning application was recently approved by the OMB, and is, at the time of this report's preparation, awaiting a Bylaw designation by the City.

Also, a Site Plan Approval application (#17-174229 STE 14 SA) was received by Community Planning Division on June 6, 2017, that proposes a new 8 storey mixed use building fronting Roncesvalles Avenue as well as six four-storey townhouse units fronting a private driveway off of Howard Park Avenue. The mixed use building will contain retail uses at grade with 93 residential units above and an underground parking structure.

The applicant has advised that it is has completed the working drawings for this proposed development, and it is their intention to apply in the very near future for a building permit, together with part permit applications, to commence the proposed development as soon as possible. It is for this reason that the applicant has applied for the demolition permits at this time. It is noted that, at the time of this report's preparation, no building permit application for a replacement building has been received.

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. In such cases, where there is no replacement building permit issued, the Municipal Code requires City Community Council to issue or refuse to issue the demolition permits.

CONTACT

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SIGNATURE

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

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