

May 22, 2019

Dear Chair and Members of Toronto and East York Community Council,

Re: Residential Demolition Application – 353 College Street Application No. 19-129492 DEM

The owner of the lands municipally known as 353, 355, and 357 College Street is proposing the demolition of the existing mixed use buildings at 353 and 355 College. Once these buildings are demolished, the site will be improved with additions and alterations to the existing hostel located in the heritage building at 357 College Street, which will be retained and protected. In accordance with the approval granted by the City in the Committee of Adjustment Decision A0234/18TEY, the Site Plan Approval application 18 111118 STE 20 SA for the development is currently under review by City Planning and Heritage Preservation Services.

While Toronto Building can currently issue permits for the demolition of the building at 355 College Street, the same is not the case for 353. As the building contains residential uses, in order for demolition to proceed, either a replacement building permit must be issued, or the matter must be referred to Toronto and East York Community Council for consideration.

Allowing for the simultaneous demolition of both 353 and 355 College Street will allow for the site to be adequately secured and protected. It will also ensure that the site is vacated so that soil investigation, environmental remediation, and site preparation work can be undertaken on the property in an unobstructed manner, having regard for the protection of the existing adjacent heritage structure and other buildings, and the public right of way.

Recommendations:

1. That Toronto and East York Community Council Approve the application to demolish the subject building at 353 College Street, notwithstanding that there is no building permit for a replacement building on the site, with the following conditions:

- a) That all debris and rubble be removed immediately after demolition;
- b) That prior to the issuance of the demolition permit, plans be provided for construction hoarding and or/temporary fencing to secure the site, as well as site protection measures, to the satisfaction of Transportation Services, and in consultation with the local Councillor;

c) That any further condition(s) that Toronto East York Community Council deems reasonable be applied with regard to the nature of the residential property to be demolished.

Thank you,

Mike Layton
City Councillor
Ward 11, University-Rosedale