

Residential Demolition Application - 211 Church Street

Date: June 5, 2019
To: Toronto & East York Community Council
From: Deputy Chief Building Official and Director
Wards: Ward 13 (Toronto Centre)

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 following demolition application for 211 Church Street (Application No. 19-152665 DEM) to Toronto and East York Community Council for consideration and to decide whether to grant or refuse the application, 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:

Refuse the applications to demolish the subject mixed use building at 211 Church Street because there is no building permit for a replacement building on the site at this time;

Or, in the alternative;

Approve the applications to demolish the subject residential building at 211 Church Street, with or without any further condition(s), that in the opinion of Toronto East York Community Council is reasonable, having regard to the nature of the residential properties being demolished.

FINANCIAL IMPACT

Not applicable

DECISION HISTORY

COMMENTS

The site upon which the existing mixed use building is located is not subject to any rezoning applications or site plan approval applications.

On May 10, 2019, an application was submitted by 211 Church Street Holdings Inc to demolish the existing mixed use building at 211 Church Street. This is a mixed use building comprised of a retail use and residential uses (related application No.19-152665 DEM). There is a total of 2 (two) dwelling units within the residential portion of the building at 211 Church Street. The 2 (two) residential dwelling units are located at the second floor level.

At the date of this report being prepared, a replacement building permit has not been submitted to Toronto Building. Given that the building contains residential uses, demolition application (211 Church Street) has been referred to the Toronto and East York Community Council. In such cases, the Municipal Code requires the Community Council to approve or refuse the demolition permit.

In support of the application for demolition, the owner advises that they are seeking to secure approval at this time to utilize the site to enhance the current construction management plan associated with the approved development at 215-229 Church Street (related application No.17-269693 NB). The site is to be used as a construction staging area with the intent to reduce the overall length of construction time and impact on municipal streets for in connection with the approved development at 215-229 Church Street (related application No.17-269693 NB).

The application for demolition has been circulated for comment to Urban Forestry - Tree Protection and Protection Review, the Ward Councillor and Heritage Preservation Services (HPS).

The application for demolition are being referred to the Toronto and East York Community Council because the site contains residential buildings that are proposed to be demolished and the owner has not applied for a permit to replace the building on the site 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 properties, including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures.

CONTACT

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SIGNATURE

Tim Crawford, Deputy Chief Building Official and Director, Toronto Building - Toronto and East York District