



REPORT FOR ACTION

Residential Demolition Application – 155 Stephenson Avenue

Date: August 29, 2019
To: Toronto and East York Community Council
From: Deputy Chief Building Official and Director,
Toronto Building, Toronto and East York District

Wards: Ward 19 (Beaches - East York)

SUMMARY

In accordance with the 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 155 Stephenson Avenue, permit application No. 19 153396 DEM 00 DM to you, to decide whether to grant or refuse the application, including conditions, if any, to be attached to the permit.

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 155 Stephenson Avenue because there is no permit for replacement buildings on this site;

Or, in the alternative;

2. Approve the application to demolish the subject detached single family dwelling at 155 Stephenson Avenue with the following conditions:

- a) that all debris and rubble be removed immediately after demolition;
- b) that holes on the properties are backfilled with clean fill; and
- c) that the recommendations of Toronto Public Health identified in their letter dated June 5, 2019 from Barbara Lachapelle, Environmental Health Specialist, be adhered to during the demolition process.

FINANCIAL IMPACT

Not applicable.

DECISION HISTORY

COMMENTS

On May 13, 2019, Patrick Bronicki, the applicant, applied for a demolition permit on behalf of the owner, Hydro One Networks Inc., to demolish the detached single family dwelling located at 155 Stephenson Avenue (Attachment 1).

Since no building permit has been submitted to replace the existing house 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 applicant submitted a letter dated June 11, 2019 (Attachment #2) advising that the main TS transformers, at 165 Stephenson, have reached "end of life" and need to be replaced. Main TS is a critical power transforming station in the Main St. and Danforth Avenue area and is typically loaded with Toronto Hydro customers.

Hydro One has purchased 155 and 157 Stephenson Avenue to facilitate the transformer replacement. A brick garage was located at 157 Stephenson and a demolition permit No. 19-153420-DEM-00-DM for the garage was issued on July 11, 2019. The new site will be used to construct the foundations for two new transformers and a secondary cable pulling vault.

The public notice has been posted as confirmed by a Toronto Building inspector.

The application for the demolition of the single family dwelling has been circulated to Urban Forestry and the Ward Councillor.

On May 23, 2019 a request was forwarded to Toronto Public Health – Environmental Response Team for review and comments. On June 5, 2019, Barbara Lachapelle, Environmental Health Specialist with Toronto Public Health forwarded her response together with her recommendations (Attachment 3). That document was copied to Hydro One Networks to the attention of the applicant, Patrick Bronicki for appropriate action during demolition as identified in the document.

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

Magda Ishak, P. Eng. Manager, Plan Review, Toronto Building, Toronto and East York District, Tel: 416-396-4300; e-mail: magda.ishak@toronto.ca

SIGNATURE

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

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