

Residential Demolition Application - 79, 81 and 85 Shuter Street

Date: September 24, 2019
To: Toronto & East York Community Council
From: Acting 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 three (3) demolition application(s) for 79, 81 and 85 Shuter Street (Application No. 19-188101 DEM, 19-188177 and 19-188107 DEM) to Toronto and East York Community Council for consideration and to decide whether to grant or refuse the application(s), 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 residential buildings at 79, 81 and 85 Shuter Street because there is no building permit for a replacement building issued on the site at this time;

Or, in the alternative;

2. Approve the applications to demolish the subject residential building at 79, 81 and 85 Shuter Street, with or without any further condition(s), that in the opinion of Toronto and 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 sites upon which the existing buildings are located is the subject rezoning application 16-199836 STE 22 OZ wherein an Interim Order was issued by the Local Planning Appeal Tribunal (LPAT). Pursuant to the Interim Order issued on January 8, 2019 the existing buildings on the lands would be demolished and the street facing portions will be dismantled and accurately reconstructed and incorporated into the future development on the site. A new 32 storey residential building is proposed to be erected on the site complete with 234 dwelling units.

In accordance with the Tribunal's Order the street facing portions of these buildings will be dismantled and accurately reconstructed and incorporated into the new development. In addition to the residential demolition application that is the subject of this report, the property owners have also submitted a detailed Reconstruction Plan for the heritage buildings to the City. This plan describes the process that will be used to carefully dismantle these heritage buildings, and how they will then be reconstructed and restored. The plan is currently under review by Heritage Preservation Services staff in City Planning.

On July 12, 2019, applications were submitted by the Owner to demolish 79, 81 and 85 Shuter Street with the front elevation façades to be dismantled and accurately reconstructed and incorporated into the future development on the site. The structure located at 79 Shuter Street is a mixed use building comprised of a residential use and a commercial use with 1 (one) dwelling unit (related applications No. 19-188101 DEM). The building located at 81 Shuter Street is comprised of a vacant rooming house as identified by City Planning Strategic Indicatives, Policy & Analysis on September 7, 2016 (related applications No. 19-188177 DEM). The structures located at 85 Shuter Street contain residential uses (related applications No. 19-188107 DEM). There are a total of 4 (four) dwelling units within the residential building at 85 Shuter Street.

At the date of this report being prepared, a replacement building permit application has been submitted to Toronto Building. A replacement building permit has not been issued at this time. Given the buildings contain residential uses, the demolition applications (79, 81 and 85 Shuter Street) are 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 so that demolition of all of the buildings on the development site can be completed to minimize vandalism to the buildings and reduce the risk of fire due to arson. Additionally, the owners wish to finalize geotechnical investigations for environmental compliance for future registration of a required Record of Site Condition and to provide adequate time to properly hand disassemble the preserved heritage facade elements.

On October 4, 2017 Site Plan Approval application (17-243296 STE 13 SA) was received by City Planning for the proposed building. The plans submitted in connection with this application demonstrate the 32 storey residential building with 234 dwelling units intended to be constructed.

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

The application(s) 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 obtained 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

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