

Residential Demolition Application - 54A and 58 Scollard Street and 1315 Bay Street

Date: September 20, 2019
To: Toronto & East York Community Council
From: Acting Director
Toronto Building, Toronto and East York District
Wards: Ward 11 (University-Rosedale)

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 demolition application(s) for 54A and 58 Scollard Street and 1315 Bay Street (Application No. 19-210289 DEM, 19-210303 DEM and 19-210306) to Toronto and East York Community Council for consideration and to decide whether to grant or refuse the application(s), including any conditions, 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 54A and 58 Scollard Street and 1315 Bay Street because there is no building permit for a replacement building on the site at this time;

Or, in the alternative;

2) Approve the applications to demolish the subject residential building at 54A and 58 Scollard Street and 1315 Bay 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 residential dwellings and mixed use buildings are located is the subject rezoning application 15-251277 STE 27 OZ. City Council approved the project for a forty-three storey mixed use development at the northeast corner of Bay Street and Scollard Street, extending northward along Bay Street and eastward along Scollard Street, containing 112 residential units within the proposed tower and with grade related commercial/retail uses within the tower and the buildings along Scollard Street (the "Project"). The approved Project was subject to a number of conditions, including the requirement to enter into a Heritage Easement Agreement pursuant to section 37 of the Ontario Heritage Act and a Section 37 Agreement pursuant to section 37 of the Planning Act. Pursuant to the conditions, a Heritage Easement Agreement and Section 37 Agreement were registered in 2017. The existing buildings on the lands will be relocated and integrated with the new Project.

On August 22, 2019, applications were submitted by Lanterra Scollard Developments Ltd., to demolish 54A and 58 Scollard Street and 1315 Bay Street with the front elevation façades to be retained. The structures located at 54A and 58 Scollard Street are vacant and contained a single residential unit in each structure. The structure located at 1315 Bay Street is a mixed use building comprised of retail uses and a residential use with 1 unit (related applications No. 19-210289 DEM, 19-210303 DEM and 19-210306). There is a total of 2 (two) dwelling units within the existing residential buildings at 54A and 58 Scollard Street. The residential portion of 1315 Bay Street is comprised of 1 (one) vacant unit.

The lands municipally known as 54 Scollard Street form part of the redevelopment site and are currently occupied by non-residential buildings which are the subject of related demolition application 19-229264 DEM 00 DM. This application was reviewed and determined to be capable of being issued without the requirement to obtain a replacement permit was issued a demolition permit on March 28, 2019.

The lands municipally known as 56 Scollard Street also form part of the redevelopment site and is currently occupied by non-residential building which is the subject of related demolition application 19-210300 DEM 00 DM. This application is also capable of being issued a demolition permit without the requirement to obtain a replacement building permit provided that approval from Heritage Preservation Services (HPS) is obtained.

At the date of this report being prepared, a replacement building permit has not been submitted to Toronto Building. Given the buildings contain residential uses, the demolition applications (54A and 58 Scollard Street and 1315 Bay 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 together such that all heritage façade retention and shoring and excavation related works including soil investigations on the whole of the assembled lands can occur simultaneously.

On July 21, 2016, Site Plan Approval application (16-194873 STE 27 SA) was received by City Planning for the proposed new building. The plans submitted in connection with this application demonstrate the 43 storey mixed use development with 112 dwelling units intended to be constructed. The drawings submitted in connection with this application demonstrate façade retention and conservation.

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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