

Residential Demolition Application - 12 Ossington Avenue

Date: October 10, 2019
To: Toronto & East York Community Council
From: Deputy Chief Building Official and Director
Wards: Ward 10 (Spadina-Fort York)

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 12 Ossington Avenue (Application No. 19-202398 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:

1) Refuse the application(s) to demolish the subject mixed use building at 12 Ossington Avenue because there is no building permit for a replacement building on the site at this time;

Or, in the alternative;

2) Approve the application(s) to demolish the subject residential building at 12 Ossington Avenue, 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 existing building is listed as a heritage building. The site upon which the existing mixed use building is located is not subject to any rezoning applications.

On Aug 8, 2019, an application was submitted by HARIRI PONTARINI Architects to demolish the existing mixed use building at 12 Ossington Avenue. The mixed use building comprised of a retail use and residential uses (related application No.19-202398 DEM). There is a total of 1 (one) dwelling unit within the residential portion of the building at 112 Ossington Avenue. The 1 (one) residential dwelling is located on the second floor level.

At the date of this report being prepared, a replacement building permit has not been submitted to Toronto Building so the owner has not obtained a permit to replace the building on the site at this time. Given that the building contains residential uses, demolition application (12 Ossington Avenue) 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 the property at 12 Ossington Avenue has a Committee of Adjustment A0298/18TEY approval, to permit the construction of a new four-storey commercial building containing retail and office uses. There is a concurrent Site Plan Application 18-149402 STE 19 SA for the new four-storey commercial building, currently under review. Site plan is attached.

The application for demolition has been circulated for comment to the Ward Councillor and Heritage Preservation Services (HPS), and to this date, Toronto Building has not received any comments or objections.

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

Kamal Gogna, P.Eng., Deputy Chief Building Official and Director, Toronto Building - Toronto and East York

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ATTACHMENTS

1. Site Plan

Attachment 1: Site Plan

