



REPORT FOR ACTION

Request to demolish the Residential Building at 8 Zorra Street

Date: August 21, 2020
To: Etobicoke York Community Council
From: Director, Toronto Building, Etobicoke York District
Wards: Ward - 3 Etobicoke-Lakeshore

SUMMARY

This staff report is about a matter for which the Etobicoke York Community Council has delegated authority to make a final decision.

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article II "Demolition Control", the application for the demolition of an existing detached dwelling located at 8 Zorra Street (Application No. 20-167801 DEM) is being referred to the Etobicoke York Community Council to refuse or grant the demolition application, including any conditions to be attached to the permit, because a building permit has not been issued for a replacement building.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, Etobicoke York District recommends that the Etobicoke York Community Council give consideration to the demolition application for 8 Zorra Street, and decide to:

1. Refuse the application to demolish the vacant residential building because there is no permit application to replace the building on the site; or
2. Approve the application to demolish the vacant residential building without any conditions; or
3. Approve the application to demolish the vacant residential building with the following conditions:

- a) That construction fences be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
- b) That all debris and rubble be removed immediately after demolition;
- c) That sod be laid on the site and that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 629-10, paragraph B and 629-11; and
- d) That any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

There are no financial impacts.

DECISION HISTORY

Not applicable

COMMENTS

On July 15, 2020, an application for the demolition of both the existing detached dwelling at 8 Zorra Street and the retail plaza at 1197 The Queensway was submitted by Zorway Developments Limited. The proposed demolition of the retail plaza building (being considered under related application 20-167801 DEM) is currently being reviewed by Toronto Building and is capable of being issued without the requirement to obtain a replacement permit.

However, since the building at 8 Zorra Street contains a residential unit and a building permit for the replacement building has not been applied for at the site (at the date of this report's preparation), a demolition permit cannot be issued without a replacement building permit first being issued; unless approved by Community Council, in accordance with the Municipal Code.

At the request of the Owner, this application for demolition of 8 Zorra Street is being referred to the Etobicoke York Community Council for consideration in accordance with the Municipal Code to approve or refuse the issuance of the demolition permit. This application is to permit the demolition of the residential building at 8 Zorra Street in advance of a replacement building permit.

This site upon which the existing building is located is the subject of a Zoning Amendment application (17-257307 WET 05OZ) and Site Plan Approval application

(20-108052 WET 03 SA), which were submitted by the Owner on November 2, 2017 & January 23, 2020 respectively. An appeal, by the Owner, of the Zoning Amendment application to the Local Planning Appeal Tribunal (LPAT) was filed with the City on March 26, 2018.

In the Decision of June 4, 2020, the LPAT approved a revised redevelopment of the lands subject to terms of settlement and conditions of approval to be set out and secured through a Section 37 Agreement. The final form of the agreement and zoning by-law are currently being completed for adoption by the LPAT and the Site Plan Approval application review is ongoing with City Planning.

To facilitate the development of the lands, the existing detached dwelling located at 8 Zorra Street and the abutting one storey retail plaza building located at 1197 The Queensway would be demolished. Subsequently, the lands would be assembled and redeveloped consistent with the approval granted by the LPAT for a new mixed use residential condominium building 10 stories in height, complete with 142 dwelling units, retail at grade and 3.5 levels of below grade parking.

In support of the application for demolition, the owner advises that the existing dwelling and retail plaza have been vacated and the site has been secured. The owner is seeking to secure the approval of Community Council at this time so that demolition of all of the buildings on the site can be completed together while finalization of the approvals at LPAT are materializing.

Additionally, the demolition at 8 Zorra Street at this time would allow the site preparation activities to commence, including the drilling of additional boreholes to collect soil samples in the location where the buildings currently sit. This soil analysis is necessary for submission of the mandatory filing of a record of site condition (RSC) with Ministry of the Environment. The Owner further indicates that a full building permit application is currently being prepared and will be submitted in October 2020.

Toronto Building can confirm that the proposed demolition is not regulated under Chapter 667 of the Municipal Code (rental housing demolition and conversion), as the existing residential building does not contain 6 or more residential units. The application for the demolition has been circulated to Heritage Preservation Services, Public Health, Urban Forestry, and the Ward Councillor. The existing house is not currently on the list of designated historical buildings and the land is not located in an area regulated by the Toronto and Region Conservation Authority.

Since the building at 8 Zorra Street is a residential building and a building permit for a replacement building has not been issued for the site, this application is being referred to the Etobicoke York Community Council. In such cases, the Municipal Code requires Community Council to approve or refuse the demolition permit.

CONTACT

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SIGNATURE

Sandra Burrows, P. Eng, MCIP, RPP
Deputy Chief Building Official and
Director Etobicoke York District

ATTACHMENT

1. Survey Plan of 8 Zorra Street
2. Letter from Owner

[illegible]

Attachment 2: Letter from Owner

July 15th, 2020

To: Tony D'Arpino
Manager, Plan Examination
Toronto Building, Etobicoke York District
2 Civic Center Ct., 2nd Floor
Toronto, ON. M9C 5A3

Re: 8 Zorra Street Demolition Permit Application

On July 8th, Marlin Spring on behalf of Zorway Developments Limited filled a demo permit application for 8 Zorra Street, a single family detached home. We are seeking demolition approval via Council instead of delegated demolition permit under Chapter 363-6 of Toronto Municipal Code and kindly request a that Toronto Buildings prepare and send a staff report for this purpose.

8 Zorra Street together with 1197 The Queensway, form part of our current planning applications to redevelop both properties into a mid-rise mixed use development. The LPAT recently issued a decision on the rezoning application 17 257307 WET 05 OZ to allow the settlement of a 10 storey mid-rise building. The site plan application 20 108052 WET 03 SA is currently under review. We received comments on the first site plan submission and are in the process of preparing the resubmission.

A full building permit application is currently being prepared and will be filled in October 2020. The demolition of the existing buildings will allow us to prepare the site for construction and allow us to drill additional boreholes to collect soil samples in the location where the buildings currently sit.

If you require any further information, please do not hesitate to be in touch.

Best regards,