

**Residential Demolition Application – 2452 Bloor Street West**

**Date:** March 1, 2019

**To:** Toronto and East York Community Council

**From:** Deputy Chief Building Official and Director, Toronto Building

**Wards:** Ward 4 (Parkdale – High Park)

**SUMMARY**

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This demolition permit application (18 250020 DEM 00 DM) is submitted to City Council for consideration and decision to grant or grant with conditions, approval of the demolition permit application, prior to the issuance of a building permit for a replacement building.

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, this report refers the demolition application for 2442-2454 Bloor Street West and 1-9 Riverview Gardens to Community Council, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

The staff report is regarding a matter for which Community Council has delegated authority from City Council to make a final decision.

**RECOMMENDATIONS**

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The Deputy Chief Building Official and Director, Toronto Building, Toronto and East York District recommends that the Toronto and East York Community Council give consideration to the demolition application for 2452 Bloor Street West and choose one of the following options:

1. Refuse the application to demolish the existing 2-storey mixed use building because a building permit has not been issued for a replacement building on this site; or in the alternative
2. Approve the application to demolish the 2-storey mixed use building subject to the following conditions:

- a) Erect and maintain a construction fence in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
- b) All debris and rubble be removed immediately after demolition; and
- c) Any holes on the property are backfilled with clean fill.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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The subject property is part of a development application that was submitted to the City on April 29, 2016 that includes a consolidation of multiple properties.

An Official Plan Amendment and Rezoning application (16 148149 WET 13 OZ) to permit a 14-storey mixed-use building is scheduled to be heard at the Local Planning Appeal Tribunal (LPAT) on April 23, 2019.

A Site Plan Approval Application (18 149981 WET 13 SA) was submitted to the City on April 27, 2018 and is currently under review.

## **COMMENTS**

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The City of Toronto Municipal Code [Chapter 363, Article II “Demolition Control” Subsection D (1)] requires that the application be referred to Community Council for consideration if no building permits are issued to erect a replacement building on the property.

The subject property is located on the north east corner of Bloor Street West and Riverview Gardens. The lands are zoned CR T2.5 C2.0 R1.5 by former City of Toronto Zoning By-law No. 438-86. The lands are not included with City-wide Zoning By-law No. 569-2013.

An application to demolish the existing 2-storey mixed use building was formally submitted on October 30, 2018.

The demolition application is being referred to the Toronto and East York Community Council because the building contains 4 residential dwelling units and the applicant has not received a permit to replace the building. In such cases, Chapter 363 Article II of

the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

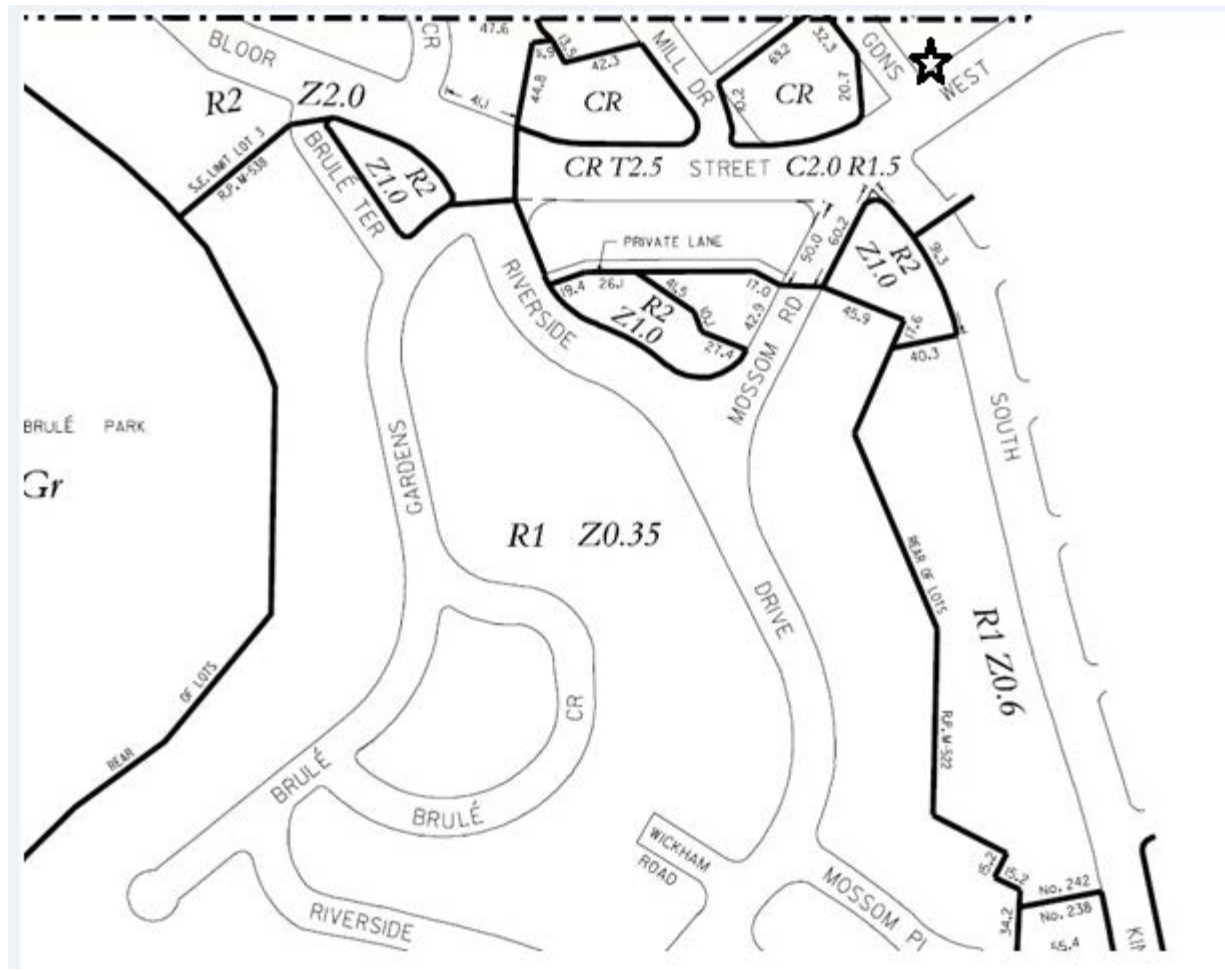
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1. Site Plan
2. Zoning Map
3. Photo

## 1. Site Plan



## 2. Zoning Map



### 3. Photo

