

Residential Demolition Application – 144 Stephenson Avenue

Date: May 19, 2020
To: Toronto and East York Community Council
From: Deputy Chief Building Official and Director
Toronto Building, Toronto and East York District
Wards: Ward 19 (Beaches East York)

SUMMARY

This staff report is regarding a matter for which the Toronto and East York Community Council has delegated authority to make a final decision.

In accordance with city-wide residential demolition control under the Toronto Municipal Code Ch.363, under the authority of Section 33 of the Planning Act, the application for the demolition of an existing detached dwelling located at 144 Stephenson Avenue (Application No. 20-138120 DEM) is being referred to the Toronto and East York Community Council for consideration to refuse or grant the application, including any conditions, if any, to be attached to the permit application because a building permit has not been issued for a replacement building.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, Toronto and East York District recommends that the Toronto and East York Community Council give consideration to the demolition application and decide to:

1. Refuse the application to demolish these buildings because there is no permit to replace the building on the site at this time; or
2. Approve the application to demolish these buildings without any conditions; or
3. Approve the application to demolish these buildings with the following conditions:
 - a) That construction fences be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article 7, 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

Together with the buildings located on the lands municipally known as 276, 286, 288, 292 and 294 Main Street, on April 24, 2020 an application was submitted by the applicant to demolish the residential dwelling located at 144 Stephenson Avenue.

In support of the application for demolition, the applicant also applied for a replacement building which is currently under review for a proposed 27 storey mixed use building with residential above, office and retail at grade with 2 levels of below grade parking (Application No. 19 259425 BLD 00 NB). A redevelopment application was made for a site plan approval (Application No 17 190775 STE 32 SA).

The residential demolition permits are required in order to maintain the construction schedule.

The existing building is not currently on the list of designated historical buildings.

The land is not within a Toronto and Region Conservation Authority regulated area.

CONTACT

Imran Esmail, Manager, Plan Review (Acting). Toronto and East York District
Tel.: (416) 396-7726 E-mail: Imran.Esmail@toronto.ca

SIGNATURE

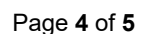


Kamal Gogna
Director & Deputy Chief Building Official, Toronto Building
Toronto and East York District

ATTACHMENTS

1. Survey
2. Letter from Owner

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Attachment 2: Letter from owner

May 4, 2020

DELIVERED VIA EMAIL

Attn: Imran Esmail, Manager
City of Toronto, Toronto Building
Toronto and East York District
100 Queen Street West, 16th Floor
Toronto, ON M5H 2N2

RE: Request for Community Council Approval of Residential Demolition Permits
144 Stephenson Avenue (20 138120 DEM 00 DM)
292 Main Street (20 138200 DEM 00 DM)
288 Main Street (20 138187 DEM 00 DM)

Dear Mr. Esmail:

We request the residential demolition permits for structures on the above-noted subject lands be approved by Community Council prior to the issuance of a building permit to erect a new mixed use building as required under Chapter 363 of the Toronto Municipal Code.

Our proposed development entails a 27-storey mixed use building with 360 residential units; 139.1sm of retail; 1,513.7sm of office; and 151 parking spaces in a 2 sub-level garage. A building permit application for the new building was submitted on December 13, 2019 (19 259425 BLD 00 NB).

The residential demolition permits are required to accommodate a construction schedule anticipated to commence July 1, 2020. The requested residential demolition permits are required to support the construction sequence and precede the delivery of a temporary laneway and the commencement of shoring and excavation works (19 259425 SHO 00 PP) anticipated to begin in September 2020.

We have communicated with Councillor Brad Bradford and believe he has no objection to the issuance of Residential Demolition Permits related to our proposed project. As such, we request you prepare and send the Demolition Report to Community Council for approval.

Sincerely,

TRIBUTE COMMUNITIES

Peter Josip Jakovcic

Digitally signed by Peter Josip Jakovcic
Dated: 2020.05.04 10:12:05 -07'00'

Peter Jakovcic
Director of Land Development



Tribute
communities
A Division of Envision

