

Residential Demolition Application – 99 Oxford Street

Date: June 25, 2020
To: Toronto and East York Community Council
From: Director and Deputy Chief Building Official
Toronto Building, Toronto and East York District
Wards: Ward 11 (University – Rosedale)

SUMMARY

This staff report is about a matter for which the Toronto and East 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 6 "Demolition Control," the application for the demolition of an existing 2-storey detached dwelling at 99 Oxford Street (Application No. 16 251606 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration. Toronto Building received an objection from the community with concerns of any potential heritage value of the property. A building permit for a replacement SFD building has been issued.

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 for 99 Oxford Street, and decide to:

1. Approve the application to demolish the 2-storey detached dwelling without any conditions; or
2. Approve the application to demolish the 2-storey detached dwelling with the following conditions:
 - a) That the applicant for the demolition permit construct and substantially complete the new building to be erected on the site of the residential property to be demolished not

later than two years from the day demolition of the existing residential property is commenced; and

b) That on failure to complete the new building within the time specified in Subsection C(5)(a), the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of \$20,000 for each dwelling unit contained in the residential property in respect of which the demolition permit is issued and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On February 19, 2020, an application was submitted by the applicant to demolish the existing 2-storey detached dwelling at 99 Oxford Street.

On November 15, 2016, the applicant applied for a demolition permit (Application No. 16 251606 DEM 00 DM) and replacement building (Application No. 16 251601 BLD 00 NH) that were issued on February 13, 2017 for a proposed 3-storey detached dwelling. On October 1, 2018, a revocation notice was issued due the demolition not seriously commencing. The permit was ultimately revoked on November 8, 2018.

Toronto Building received concerns of objection from the community via the local community councillor's office.

The concerns relate to any potential heritage value of the property, and whether a new build would have to respect the heritage character of the neighbourhood given that the HCD study in progress isn't complete.

The application for the demolition has been circulated to Heritage Preservation Services, Urban Forestry, and the Ward Councillor. The existing house is not currently on the list of designated historical buildings.

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

CONTACT

Frank Stirpe, Manager, Plan Review. Toronto and East York District
T (416) 392-7632 E-mail: Frank.Stirpe@toronto.ca

SIGNATURE

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

ATTACHMENTS

1. Survey

1. Survey

