

## **Non-Residential/Residential Demolition Application – 1409 Gerrard Street East**

**Date:** September 8, 2020  
**To:** Toronto and East York Community Council  
**From:** Director and Deputy Chief Building Official, Toronto Building  
**Wards:** Ward 14 (Toronto - Danforth)

### **SUMMARY**

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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 mixed use building with commercial at grade and residential above is located at 1409 Gerrard St E (Application No. 20-172173 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**

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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**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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There is no decision history for this property.

## **COMMENTS**

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On July 30<sup>th</sup> 2020, an application was submitted to demolish the existing mixed use (commercial at grade, residential above) at 1409 Gerrard St E.

A pre-application consultation for a 3-storey mixed use building comprised of retail and 1 dwelling unit at grade with an additional 4 dwelling units above had occurred on June 9<sup>th</sup> 2020.

The demolition permit is required in order to maintain the construction schedule. The property at its current state is in very poor condition and potentially at risk for squatters.

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**

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

## **SIGNATURE**

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

## **ATTACHMENTS**

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1. Proposed Site Plan
2. Letter from Owner



## Attachment 2: Letter from owner

**Re: Application Number: 20 172173 DEM 00 DM -- 1409 GERRARD ST E**

Dear Mr Imran Esmail, P.Eng

We are the owners of 1409 Gerrard St East. The property was acquired by our Limited Partnership on March 5, 2020. This letter explains our intended development and why we are seeking a standalone demolition permit in advance of obtaining the building permit.

The project will consist of five residential rental apartments and one at-grade commercial/retail unit. We are designing the project to fully comply with the existing zoning and will not be seeking any amendments or minor variance to increase FSI beyond our as-of-right allowable density.

We understand the City of Toronto is fully supportive of developers building more rental apartments in our transit-dense urban communities. At only three stories, this project fits perfectly with the streetscape, and its scope is small enough that it does not cause multi-year construction debris, noise and traffic nuisances to the neighbourhood.

I have attached renderings prepared by our architect which have already been submitted to the City of Toronto (for zoning certificate and PPR) in relation to our project. Based on advice from our architect and structural engineer, we don't plan to retain any of the above grade structure as part of the redevelopment.

As you know, the covid-19 pandemic has caused significant disruption, delays and shutdowns of various functions (including City of Toronto departments and approval processes) for prolonged periods, making it very difficult for small organizations such as ours to develop reasonable project timelines and secure construction trades.

In particular, we are aware of the significant backlogs at the City of Toronto in obtaining hearings for the Committee of Adjustment, which will also impact our timeline to complete the SPA and obtain our building permit. We are continuing to move forward with our architect and consultants to the best of our ability but we know the timeline is largely out of our control.

In the meantime, we believe the vacant building in its current physical form would represent a meaningful safety risk to the local community. The property is in very poor condition and therefore we don't plan to re-lease it until the redevelopment is complete.

In order to mitigate these consequences to the best of our ability, we are requesting that the demolition permit be approved so that we can secure the trades people and book the work to take place in an efficient manner so that we are not adding further delays to our project timeline.

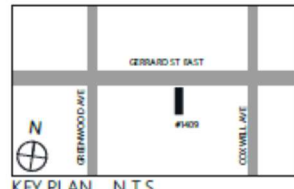
Your help and consideration are greatly appreciated.

Kind regards,





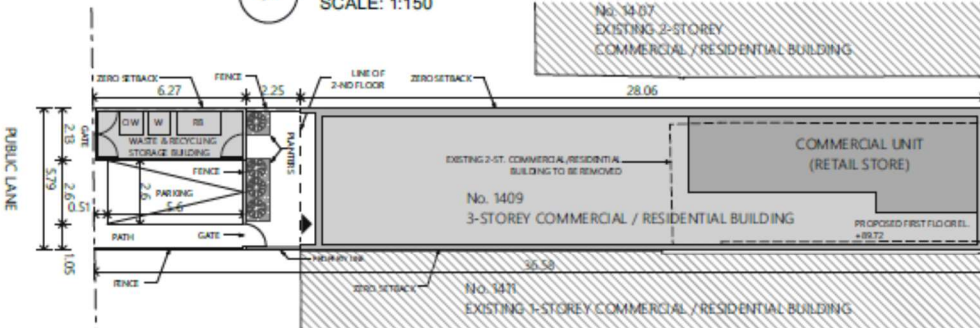
02 ROOF PLAN  
SCALE: 1:150



KEY PLAN N.T.S.



Ontario Association of Architects  
Mark Nawrocki  
Architect Inc.



01 SITE PLAN  
SCALE: 1:150

THE SITE PLAN IS DERIVED FROM PROPERTY SURVEY PLAN BY YOUNG & YOUNG SURVEY INC. DATED FEB 21ST, 2020

SYMBOL LEGEND

[Hatched Box]	EXISTING BUILDINGS
[Solid Grey Box]	PROPOSED BUILDING
[Arrow]	PROPOSED ENTRANCE
[Box with 'OW']	ORGANIC WASTEBIN (1 yf)
[Box with 'W']	WASTE BIN (5 yf)
[Box with 'RB']	RECYCLING BIN (2 yf)

DRAWING LIST

A-1	SITE PLAN
A-2	FLOOR PLANS
A-3	FLOOR PLANS
A-4	FRONT & REAR ELEVATIONS
A-5	SIDE (WEST) ELEVATION
A-6	SIDE (EAST) ELEVATION
A-7	STREET VIEW IMAGES

STATISTICS

ZONING CR 2.0 (E16, R2.0)		
NUMBER OF UNITS TOTAL	6	
COMMERCIAL USE (RETAIL STORE)	1	
RESIDENTIAL USE (APARTMENTS)	5	
LOT AREA	211.8	2,260
BUILDING AREA	352.8	1746
WASTE/RECYCLING STORAGE (GEN/CH)	52.2	175
1ST FLOOR AREA TOTAL	1558	176
COMMERCIAL UNIT AREA	14.6	427
APT 1	50.5	544
WASTE STORAGE	2.1	13.3
*STAIRS	17.2	185
1ST FLOOR GFA	1585	148
2ND FLOOR AREA TOTAL	364.8	176
APT 2	53.9	581
APT 3	53.9	581
*STAIRS	21.5	232
2ND FLOOR GFA	140.8	176
3RD FLOOR AREA TOTAL	324.4	176
APT 4	54.6	587.8
APT 5	54.6	587.8
*STAIRS	19.8	214
3RD FLOOR GFA	142.5	176
BEELING TOTAL GFA	4218	478
WASTE/RECYCLING STORAGE	1242	117
WASTE & RECYCLING STORAGE BUILDING	52.2	1432
PARKING		
COMMERCIAL	1	BICYCLE 5
RESIDENTIAL	0	
BUILDING HEIGHT	11.90 M	

\*AREA CALCULATED FROM TOTAL GFA AS PER LAMBTON-ORSA, CHART 21 & 14.010 (2)

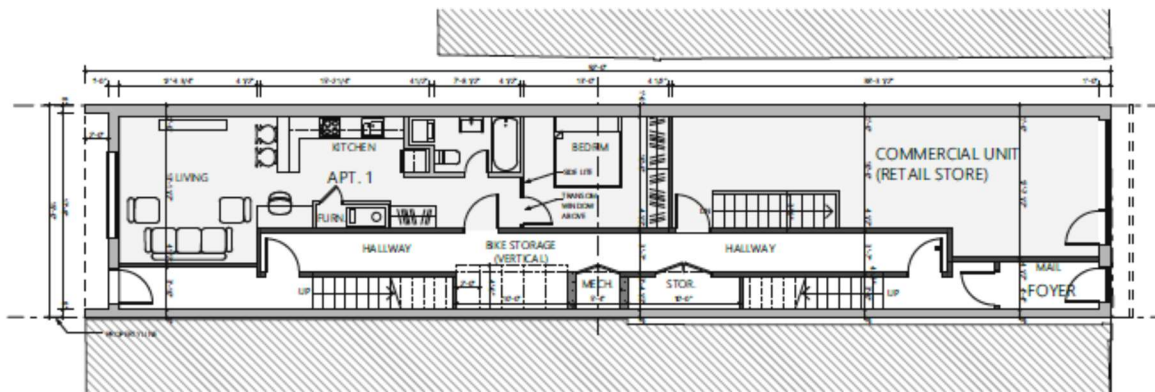
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PROJECT:  
PROPOSED NEW  
5-UNIT RESIDENTIAL  
& 1-UNIT COMMERCIAL  
MIXED-USE BUILDING

REVISIONS & ISSUES

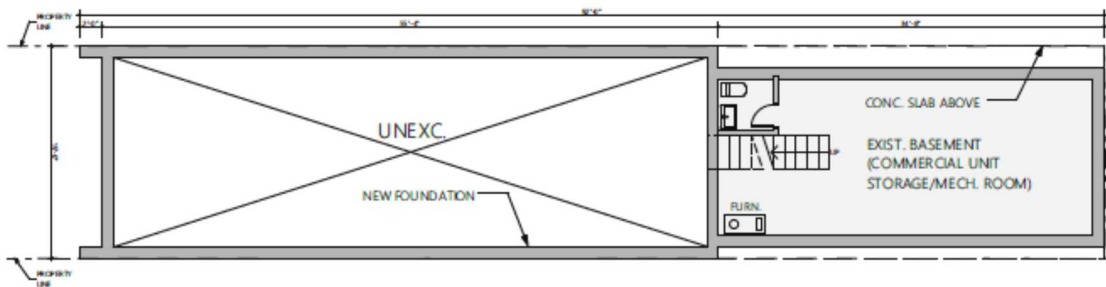
NO.	DESCRIPTION	DATE
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2	REVISED FOR SUBMISSION	2020-03-08
3	ISSUED FOR PERMITS	2020-03-08

SPC  
PROJECT NO. 892  
DATE: 2020  
DATE NOTED: 2020-03-08  
DRAWN BY: S  
CHECKED BY: MN  
SCALE: AS SHOWN  
DRAWING TITLE: SITE PLAN

A-1



2 FIRST FLOOR PLAN  
SCALE: 1:100



1 BASEMENT PLAN  
SCALE: 1:100



By using or otherwise disclosing this plan to a third party, the user agrees to indemnify and hold the architect harmless from all claims, damages, costs and expenses, including reasonable attorneys' fees, that may be incurred by the architect as a result of such use.

The architect is not responsible for the accuracy of the information provided in this plan. The architect is not responsible for the accuracy of the information provided in this plan.

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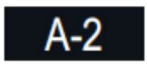
PROJECT:  
PROPOSED NEW  
5-UNIT RESIDENTIAL  
& 1-UNIT COMMERCIAL  
MIXED-USE BUILDING

ADDRESS:  
1409 GERRARD STREET,  
TORONTO, ON, M4C 1Z5

REVISIONS & ISSUES	
No.	DESCRIPTION DATE
1	ISSUED FOR PER 2020-03-20
2	REVISED FOR SUBMITTAL 2020-05-20
3	ISSUED FOR PERMIT 2020-05-20

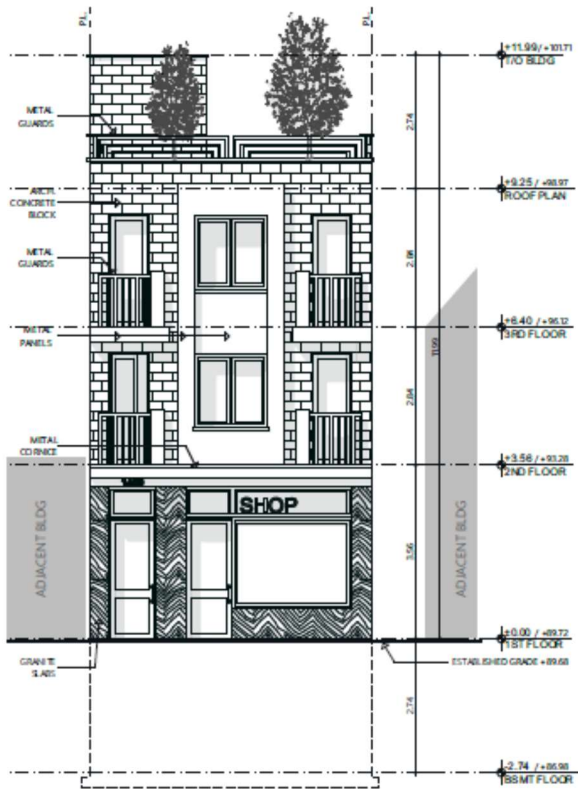
SPC

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DATE: 2020-01  
DATE PLOTTED: 2020-05-20  
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CHECKED BY: MN  
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DRAWING TITLE:  
FLOOR PLANS

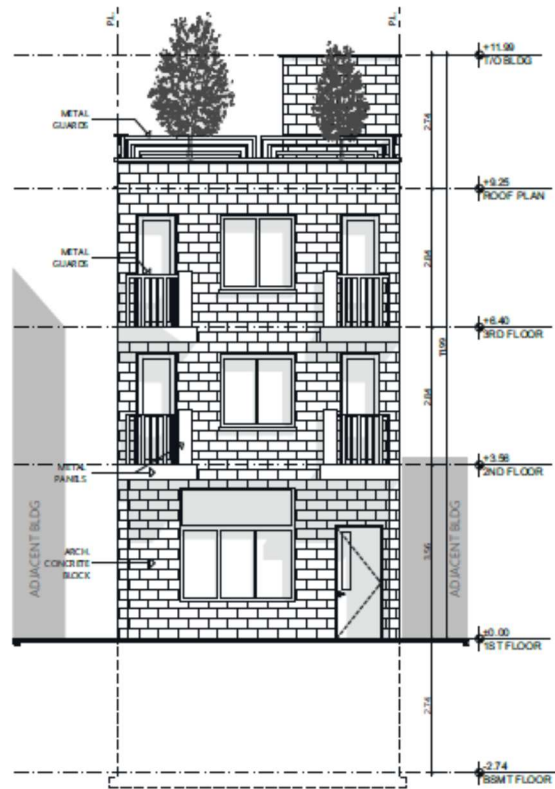








5 FRONT (NORTH) ELEVATION  
SCALE: 1:75



6 REAR (SOUTH) ELEVATION  
SCALE: 1:75



The design of a building is a process that involves many people and many decisions. It is a process that requires the client to be clear about their needs and expectations, and for the architect to be clear about their capabilities and the limits of their profession. The design process is a collaborative one, and it is essential that the client and the architect work together to create a design that meets the client's needs and expectations, and that is also within the limits of the architect's profession.



NAME:  
PROJECT:  
PROPOSED NEW  
5-UNIT RESIDENTIAL  
& 1-UNIT COMMERCIAL  
MIXED-USE BUILDING

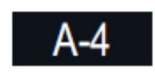
ADDRESS:  
1409 GERRARD STREET,  
TORONTO, ON, M4W 1Z5

REVISIONS & ISSUES

NO.	DESCRIPTION	DATE
1	ISSUED FOR PER	2020-03-20
2	REVISION FOR BUILDING DEPARTMENT	2020-05-28
3	ISSUED FOR THE APPLICANT	2020-06-08
4	REVISION FOR THE APPLICANT	2020-06-02

PAC

PROJECT NO: 2020-03-20  
DATE: 2020-03-20  
DRAWN BY: JED-B-2  
CHECKED BY: M  
SCALE: AS SHOWN  
DRAWING TITLE:  
FRONT & REAR ELEVATION





The design is intended to provide a preliminary design for the property and is not a final design.  
 The drawings are not to be used for any other purpose without the written consent of the architect.  
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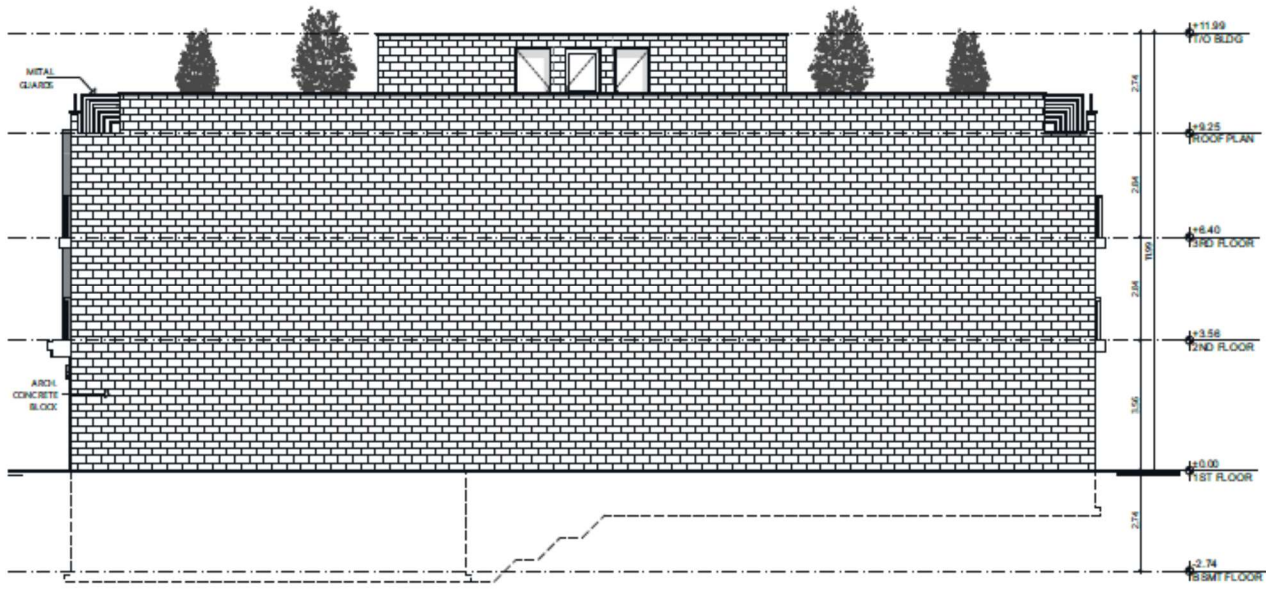


**CLIENT:**  
 PROPOSED NEW  
 5-UNIT RESIDENTIAL  
 & 1-UNIT COMMERCIAL  
 MIXED-USE BUILDING

**ADDRESS:**  
 1409 GERRARD STREET,  
 TORONTO, ON, M4L 1Z5

**REVISIONS & ISSUES**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PER	2020-03-20
2	REVISION FOR REVIEW	2020-05-28
3	ISSUED FOR THE APPROVAL	2020-06-08
4	REVISION FOR PER AND PER	2020-06-02

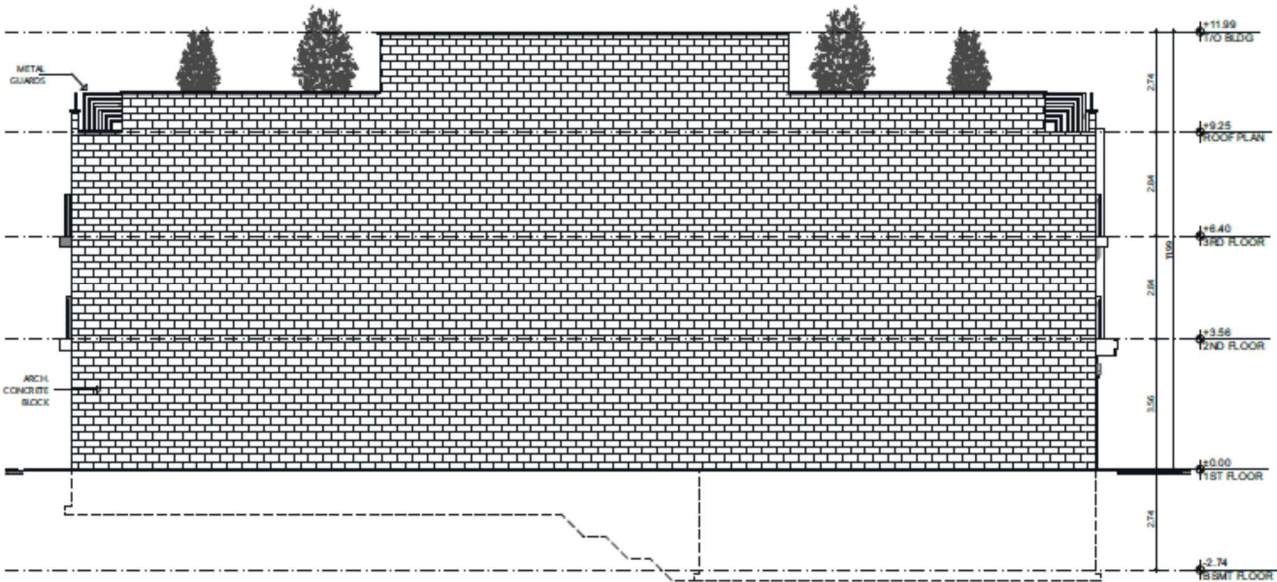


7 SIDE (WEST) ELEVATION  
 SCALE: 1:100

**PAC**

PROJECT NO: 201  
 DATE: 2020  
 DATE PLOTTED: 2020-06-23  
 DRAWN BY: S  
 CHECKED BY: M  
 SCALE: AS SHOWN  
 DRAWING TITLE: SIDE (WEST) ELEVATION

**A-5**



8 SIDE (EAST) ELEVATION  
SCALE: 1:100



MARK NAWROCKI ARCHITECT INC.  
1409 GERRARD STREET EAST, TORONTO, ONT. M4M 1B7  
416-461-8888

By using or otherwise making available to the public any information contained in this drawing, the user assumes full responsibility for all actions and omissions. It is the user's sole responsibility to ensure that all information is accurate and up-to-date.

The user is responsible for the use of this drawing and for any errors or omissions. The user is responsible for the use of this drawing and for any errors or omissions.

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PROJECT:  
PROPOSED NEW  
5-UNIT RESIDENTIAL  
& 1-UNIT COMMERCIAL  
MIXED-USE BUILDING

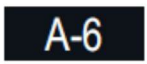
ADDRESS:  
1409 GERRARD STREET,  
TORONTO, ON, M4M 1B7

REVISIONS & ISSUES

NO.	DESCRIPTION	DATE
1	ISSUED FOR PER.	2020-03-20
2	REVISED FOR PER. COMMENTS	2020-05-20
3	ISSUED FOR PER. APPROVAL	2020-06-08
4	REVISED FOR PER. APPROVAL	2020-06-22

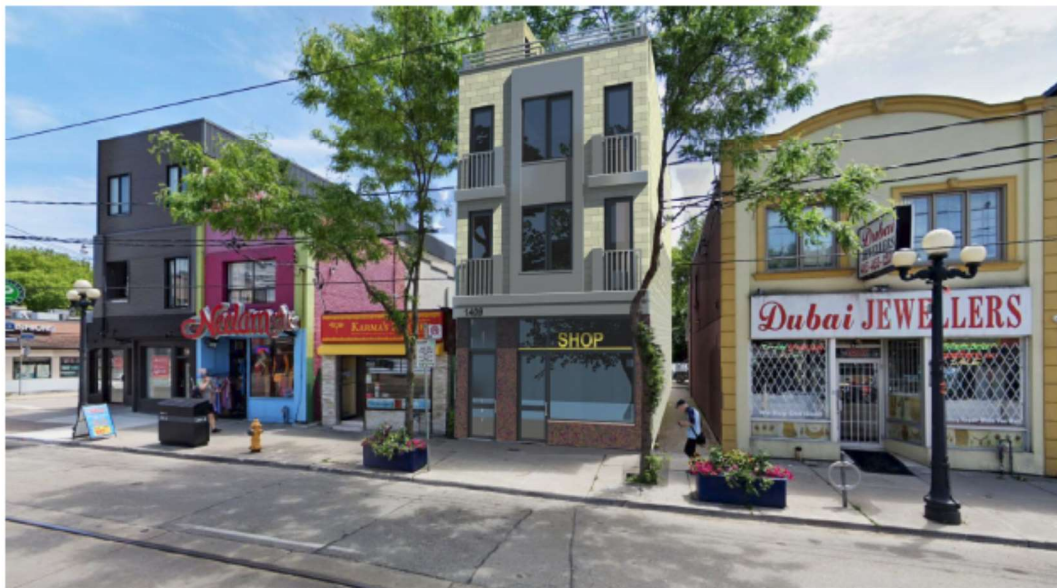
PAC

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DATE: 2020-07  
DATE PLOTTED: 2020-08-27  
DRAWN BY: S  
CHECKED BY: M  
SCALE: AS SHOWN  
DRAWING TITLE: SIDE (EAST) ELEVATION





EXISTING



PROPOSED



**MARK NAWROCKI  
ARCHITECT INC.**  
140 Wellington Avenue, Suite 1000, Toronto, ON M5V 3L7  
Tel: 416-593-8888  
www.marknawrocki.com



**PROJECT:**  
PROPOSED NEW  
5-UNIT RESIDENTIAL  
& 1-UNIT COMMERCIAL  
MIXED-USE BUILDING

**ADDRESS:**  
1409 GERRARD STREET,  
TORONTO, ON, M4L 1Z5

REVISIONS & ISSUES		
No.	DESCRIPTION	DATE
1	ISSUES FOR PERM	2020-03-01
2	REVISIONS FOR PERM REVIEW	2020-03-01
3	ISSUES FOR PERM REVIEW	2020-03-01
4	REVISIONS FOR PERM REVIEW	2020-03-01

PAC	
PROJECT NO.	322
DATE	2020-01
DATE PLOTTED	2020-08-27
DRAWN BY	SA
CHECKED BY	MS
SCALE	AS SHOWN
DRAWING TITLE	

STREET VIEW IMAGES

**A-7**



ROOFTOP TERRACE - NORTH END

**NOTES:**  
 1. THE ROOFTOP TERRACE DESIGN RENDERINGS ARE PRELIMINARY.  
 2. ALL THE ITEMS SHOWN IN THE RENDERINGS (TREE PLANTERS, CANOPIES, ETC.) ARE CONCEPTUAL AND SUBJECTS TO FURTHER CHANGE OR MODIFICATION BASED UPON APPROVED FINAL ARCHITECTURAL, STRUCTURAL AND MECHANICAL DESIGN OF THE BUILDING.

BUILDING ELEVATION - GERRARD STREET FACADE (NORTH)



The design of this building is based on a preliminary site plan and is subject to change. The design is preliminary and is subject to change. The design is preliminary and is subject to change. The design is preliminary and is subject to change.



**PROJECT:**  
 PROPOSED NEW  
 5-UNIT RESIDENTIAL  
 & 1-UNIT COMMERCIAL  
 MIXED-USE BUILDING

**ADDRESS:**  
 1409 GERRARD STREET,  
 TORONTO, ON, M4L 1Z5

**REVISIONS & ISSUES**

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT APPLICATION	2020-06-22

**PAC**

PROJECT NO.	2020
DATE	2020-06-22
DATE PLOTTED	2020-06-22
DRAWN BY	SK
CHECKED BY	SK
SCALE	AS SHOWN
DRAWING TITLE	CONCEPTUAL RENDERINGS

**A-8**



ROOFTOP TERRACE - SOUTH END



The design is intended to provide a high quality, safe and functional environment.  
 The design is based on the latest industry standards and best practices.  
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**PROJECT:**  
 PROPOSED NEW  
 5-UNIT RESIDENTIAL  
 & 1-UNIT COMMERCIAL  
 MIXED-USE BUILDING

**ADDRESS:**  
 1409 GERRARD STREET,  
 TORONTO, ON, M4L 1Z5

**REVISIONS & ISSUES**

NO.	DESCRIPTION	DATE
1.	ISSUE FOR PERMIT REVIEW	2020-06-22

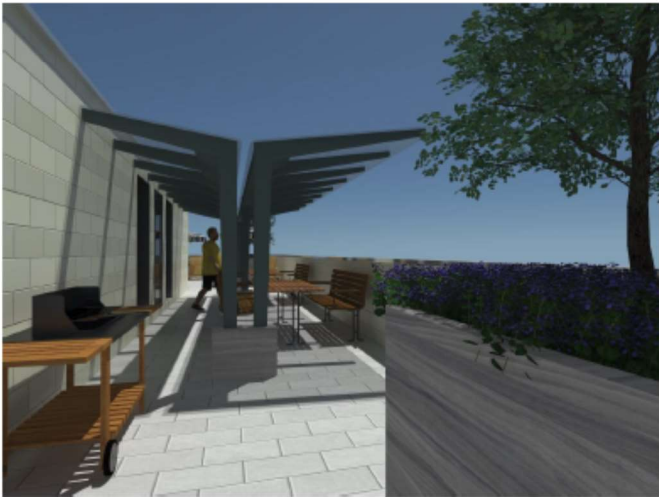
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PROJECT NO.	201
DATE	2020-06-22
DATE PLOTTED	2020-06-22
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SCALE	AS SHOWN
DRAWING TITLE	CONCEPTUAL RENDERINGS

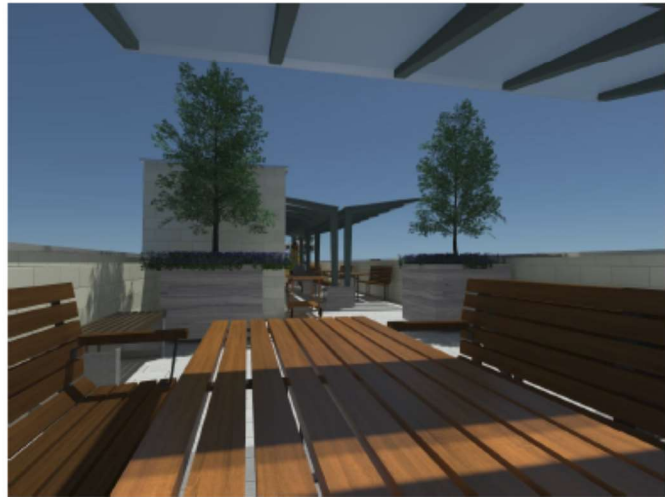




ROOFTOP TERRACE - WEST SIDE VIEW



ROOFTOP TERRACE - OUTDOOR AMENITY AREA



ROOFTOP TERRACE - OUTDOOR AMENITY AREA



The design of this project is based on a conceptual design and is not intended to be a final design. It is subject to change without notice and is not intended to be a final design.

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**CASE:**  
PROJECT: PROPOSED NEW 5-UNIT RESIDENTIAL & 1-UNIT COMMERCIAL MIXED-USE BUILDING  
ADDRESS: 1409 GERRARD STREET, TORONTO, ON, M4R 1Z5  
**REVISIONS & ISSUES**  
NO. DESCRIPTION DATE  
1. ISSUING FOR APPROVAL 2024-02

**PAC**  
PROJECT NO. 2024-02  
DATE ISSUED 2024-02-02  
DRAWN BY: M.H.  
CHECKED BY: M.H.  
SCALE: AS SHOWN  
DRAWING TITLE: CONCEPTUAL RENDERINGS

**A-10**