

Residential Demolition Application – 349 Albany Avenue

Date: October 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 12 (Toronto-St Paul's)

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 2-storey detached dwelling located at 349 Albany Avenue (Application No. 20 165118 DEM 00 DM) 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 the existing 2-storey detached dwelling because there is no permit to replace the building on the site at this time; or
2. Approve the application to demolish the existing 2-storey detached dwelling without any conditions; or
3. Approve the application to demolish the existing 2-storey detached dwelling 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

On July 9, 2020, an application was submitted by the applicant to demolish the existing 2-storey detached dwelling unit at 349 Albany Avenue.

The lands are subject to an off-site parkland dedication and is part of the Section 37 obligations for the proposed development at 859-861 and 875 Eglinton Avenue West (16 198806 STE 21 OZ).

The demolition and excavation contractors are engaged, and scheduled to demolish the existing 2-storey dwelling and commence base park improvements as early as December 2020.

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

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
2. Letter from Owner
3. Google Street View

Attachment 2: Letter from Owner

BATHURST/EGLINTON RESIDENCES INC.

September 18, 2020

Kamal Gogna
Manager, Plan Examination
City of Toronto - Toronto Building
100 Queen Street West
16th Floor, East Tower
Toronto, ON, M5H 2N2
Attn: Frank Stirpe

Dear Kamal:

RE: 349 Albany Avenue Demolition Permit (Application # 20 165118 DEM 00 DM)
In accordance with the Section 37 Agreement for 859-861 & 875 Eglinton Avenue West

Please accept this letter as a formal request for consideration of the Demolition Permit at 349 Albany Avenue.

This site was selected as an off-site parkland dedication and is part of the Section 37 requirements for the proposed development at 859-861 & 875 Eglinton Avenue (19 260585 BLD). The demolition and excavation contractors are engaged, and we are currently scheduled to complete demolition and commence base park improvements for December 2020.

Please do not hesitate to reach out with any questions.

Best regards,
Bathurst/Eglinton Residences Inc.



Attachment 3: Google Street View

