

Residential Demolition Application – 258 Parliament Street

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 13 (Toronto Centre)

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 1-storey townhouse dwelling unit located at 258 Parliament Street (Application No. 20 122264 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 1-storey townhouse 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 1-storey townhouse dwelling without any conditions; or
3. Approve the application to demolish the existing 1-storey townhouse 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 March 5, 2020, an application was submitted by the applicant to demolish the existing 1-storey townhouse dwelling unit at 258 Parliament Street.

The existing 1-storey townhouse dwelling unit is currently vacant. There have been attempted break-ins and arson on the property despite efforts to secure the property. The applicant intends to build a purpose built rental building on the subject lands to replace the existing vacant townhouse dwelling unit.

Toronto Building received a letter of concern from the neighbour in regards potential damage of the 256 Parliament Street during demolition. The applicant of the demolition permit application has provided details on how demolition will be undertaken to the satisfaction of Toronto Building. Party wall administrative permits (20 175199 BLD 00 SR & 20 183465 BLD 00 BA) have been issued for 256 Parliament Street and 260 Parliament Street.

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

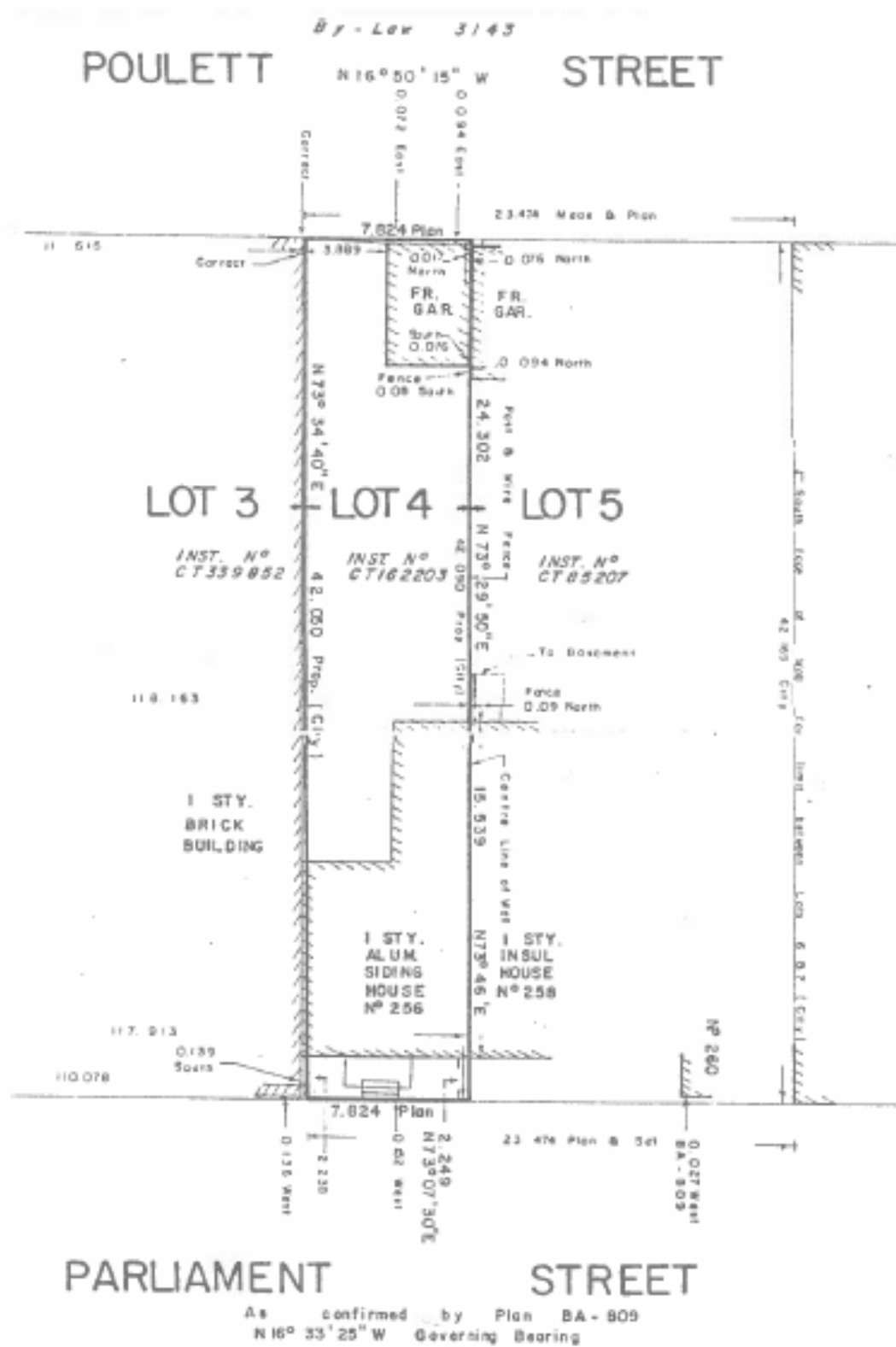


Kamal Gogna
Director & Deputy Chief Building Official, Toronto Building
Toronto and East York District

ATTACHMENTS

1. Survey
2. Letter from Owner
3. Google Street View
4. Objection letter

Attachment 1: Survey



Attachment 2: Letter from Owner

from the desk of
Daniel Oderico
doro@downingstreet.com

July 23, 2020

Mr. Frank Stirpe
Manager
Building Department
City of Toronto
2nd floor, 2 Civic Centre Court
Etobicoke ON M9C 5A3

Dear Mr. Stirpe:

• **Re: 258 Parliament Street Demolition Permit**

We are the owners of 258 Parliament Street and we are applying for a demolition permit for the above address.

Currently there is a one-storey house on the property, which is connected by way of a party wall to the south to 256 Parliament and to the north to 260 Parliament. The house is a wooden structure built in early 1950's. The house has been vacant for a lengthy period of time and is inhabitable. There have been attempted break-ins and arson on the property despite our best efforts in securing the property. The lot is 25 feet wide and fronts on both Parliament Street to the east and Poulet Street to the west and 137.50 feet deep.



Front View



Rear View

After the demolition, we intend to build a 6-unit purpose built rental building on Parliament and a 6 unit purpose built rental building on Poulet. We would be replacing a single unit of older building stock with 12 units. The above noted is a visual representation of our intended use. We believe that the proposal will be appropriate for the site and is consistent with the City of Toronto's interest in bringing varied housing forms and tenures into the city proper.

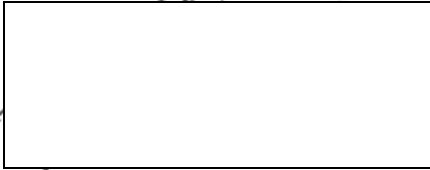
In addition, we have communicated our intentions to demolish the existing home to our "party wall" neighbours to the north and south of the property. We currently have an application for demolition with the Building Department and look forward to its issuance such that we can proceed with our near and longer term vision for the lands.

We are requesting that Building Department prepare a report to the Community Council to authorize the issuance of a demolition permit at its earliest convenience.

Should you have any questions, please feel free to contact us.

Yours sincerely,

DOWNING STREET (258 PARLIAMENT ST.) INC.



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Attachment 3: Google Street View



Attachment 4: Objection Letter

Director and Deputy Chief Building Official
Toronto Building Toronto and East York District
100 Queen Street West
Toronto, ON M5H 2N2

RE: Demolition Application at 258 Parliament Street

Application Number: 20 122264 DEM 00 OM

To whom it may concern:

I am writing to inform City staff about concerns I have regarding the demolition application for 258 Parliament Street. The notice posted, see attached, notes that all enquiries and/or submissions must be made prior to March 23, 2020. Several people witnessed an Individual post the letter at the home on March 25, 2020, which as you will note is **after** the deadline. I'm not sure if this was done by City staff or if it was some other person. It's clear the intent was to suppress enquiries and/or objections from the public.

As I am the adjacent property owner (256 Parliament Street), I have concerns that the demolition will damage my property- the property is a bungalow but is attached and shares common walls and roof. I would like to know what the city and the owner are doing to ensure my property is not damaged during the demolition.

Regards,

