

Residential Demolition Application – 674 Huron Street

Date: November 16, 2020
To: Toronto and East York Community Council
From: Deputy Chief Building Official and Director
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 3-storey detached dwelling at 674 Huron Street (Application No. 20 193818 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 Toronto Building received an objection letter from a neighbour with concerns of any demolition activity.

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 674 Huron Street, and decide to:

1. Approve the application to demolish the 3-storey detached dwelling without any conditions; or

2. Approve the application to demolish the 3-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 September 15, 2020, the applicant applied for a demolition permit (Application No. 20 193818 DEM 00 DM) and replacement building (Application No. 20 193772 BLD 00 NH) for a proposed 3-storey detached dwelling.

Toronto Building received a letter of objection from a neighbour.

The concerns relate to demolition activity and the potential risk of any dust, mould and other dangerous chemicals being released which can be a health hazard.

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

The lands are 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

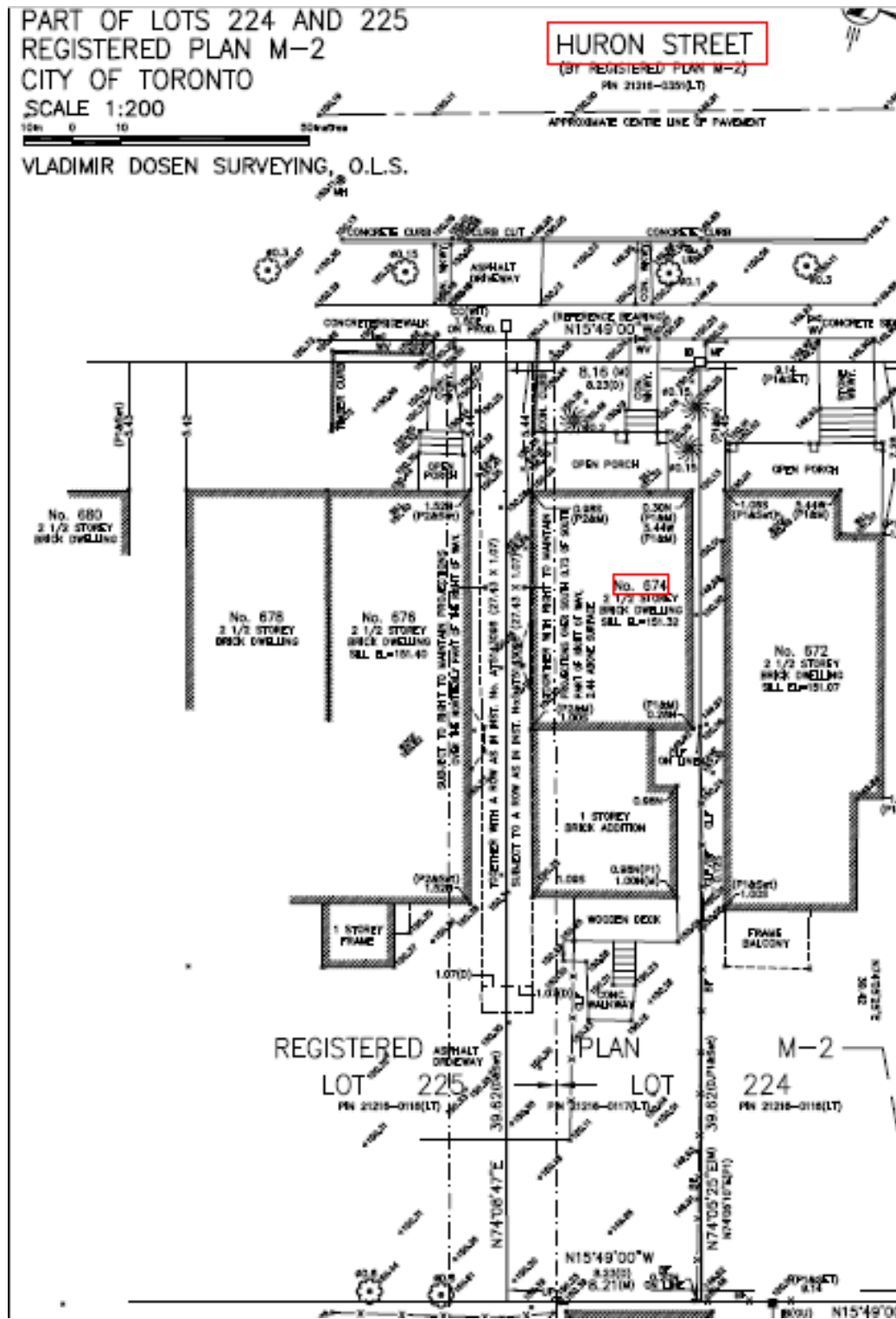


Kamal Gogna
Director & Deputy Chief Building Official, Toronto Building
Toronto and East York District

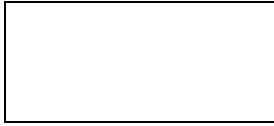
ATTACHMENTS

1. Survey
2. Objection Letter from Neighbour
3. Photo

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Attachment 2: Objection Letter from Neighbour



Tuesday, October 27th 2020
Re: permit# 20 193818 DEM 00 DM

To the committee,

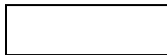
I am a tenant in the house directly next door, 676 Huron street. As a two-time cancer patient recovering from a bone marrow transplant, I wish to object to this proposal (permit# 20 193818 DEM 00 DM) due to the incredibly dangerous impact it would have on my health.

676 Huron street and 674 Huron street are barely eight feet apart, and my apartment is in the basement, directly facing 674 Huron. Even with tarmac placed around the building, the dust and other harmful debris from the demolition of the residence would find its way into our apartment. I have a weakened immune system due to cancer treatments and the transplant, and dust, mould, and other dangerous chemicals released from the demolition of such an old building would put my health at great risk.

I request that you please reject the application to demolish the residence at 674 Huron street.

Thank you for your time.

Sincerely,



Attachment 3: Photo

