

## Residential Demolition Application – 4 Howard 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 13 (Toronto Centre)

### 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 3-storey detached dwelling located at 4 Howard Street (Application No. 20 153899 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

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

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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 June 9, 2020, an application was submitted by the applicant to demolish the existing 3-storey detached dwelling unit at 4 Howard Street.

The lands are subject to a development application at 602-611 Sherbourne Street and 4-6 Howard Street (19 130379 STE 13 SA and A0886/19TEY).

The owner has communicated the intent to commence excavation and shoring for the development proposal in the spring of 2021

The dwelling is currently unoccupied and in a dilapidated state. The dwelling is currently secured but has been subject to squatters. With the winter approaching the owner has expressed a concern of break-ins, potential squatters and a fire hazard.

The owner wishes to demolish the dwelling prior to receiving their shoring permit to mitigate safety concerns and reduce delays in preparing the site for future construction.

The existing dwelling is on the list of designated historical buildings. Heritage Preservation Services have provided sign off of the demolition permit.

The lands are not within a Toronto and Region Conservation Authority regulated area.

## **CONTACT**

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

## **SIGNATURE**

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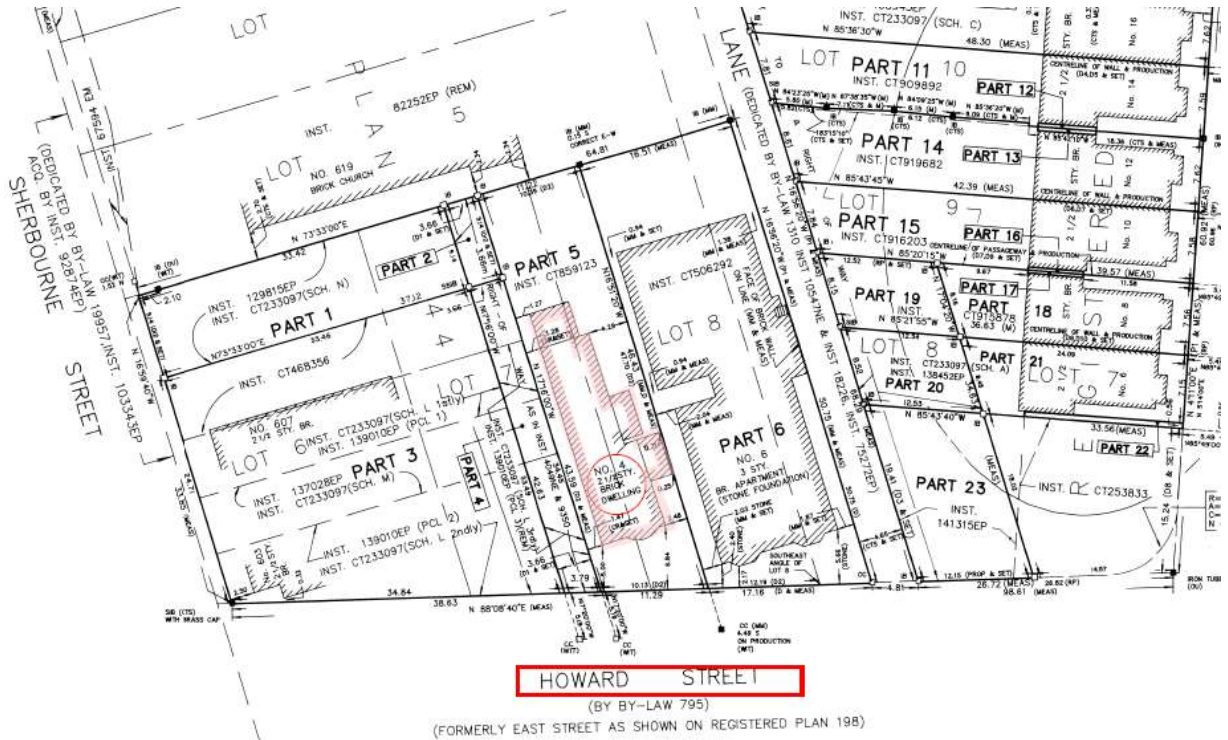
Kamal Gogna  
Director & Deputy Chief Building Official, Toronto Building  
Toronto and East York District

## **ATTACHMENTS**

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1. Survey
2. Letter from Owner
3. Photo

Attachment 1: Survey



## Attachment 2: Letter from Owner

October 20, 2020



Mr. Frank Stirpe  
Manager, Plan Review  
Toronto Building  
Toronto and East York Plan Review  
City Hall, 100 Queen St. W. 16<sup>th</sup> Fl, East Tower  
Toronto ON, M5H 2N2

Dear Mr. Stirpe

### **RE: 4 Howard Street, Toronto - Demolition Permit Application # 20 153899 DEM 00 DM**

We are writing to formally request a report from you to Toronto and East York Community Council (TEYCC) requesting the authority to issue a Demolition Permit for the property located at 4 Howard St. in Toronto. As per our email correspondence on October 14<sup>th</sup>, 2020 we are asking you to please complete this report (to allow issuance of demolition permit) at this time for the following reasons:

- The home is in a dilapidated, unoccupied state and is a blemish in the community. By removing the home and clearing the site we will have a clean, secured site ready for development and the current site condition will be improved.
- There is a concern of break ins, potential squatters and fire hazard. When we purchased the property, we removed squatters and secured the site to the best of our ability with regular security patrols; however, there is always the possibility of another break in or a squatter taking up residency. As winter approaches there is also a chance that a trespasser may also light a fire in the home to keep warm – potentially causing a house fire (as has happened in the past to other similar sites in Toronto).
- We intend to commence shoring and excavation in Spring 2021 for our project at 603-611 Sherbourne St. and 4-6 Howard St., Site Plan Control Application No. 19 130379 STE 13 SA and will require removal of 4 Howard prior to these works commencing. Please note that the project has undergone three site plan submissions and a fourth submission is planned in the coming few weeks. After which NOAC is expected to be issued. If Community Council reviews our request in December; and a Demolition Permit is released, the on-site work should have a seamless transition from demolition to start of construction. Hence, minimizing the disruption to the community by not having multiple construction related 'start/stop' activities.
- The structure (4 Howard St.) is not adjacent to any other homes or buildings. The home sits isolated, on a large lot. This site does not have an 'infill' condition; therefore, the home's removal will not impact any adjacent neighbors.

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Respectfully, it is our opinion that withholding the demolition permit for 4 Howard St. until the release of the Shoring Permit, would result in a delay to the project construction. By way of background, the development which was approved at the OMB through a Board Order dated May 27, 2015 as part of OMB File No. 140174 and CofA Final and Binding Decision File No. A0886/19TEY consists of 501 units in a 53 storey tower and the restoration of 3 existing heritage homes 603, 605 and 607 Sherbourne St. The site plan has been designed to allow a clean, safe pedestrian passageway from Howard St. to Sherbourne St. for the area residents to pass through towards the Sherbourne subway station. Once completed the site will be a vast improvement to the current state, with an expanded and visually pleasing POPS, which will benefit the entire community.

Municipal Code 363 section 6.3 "Authority to issue demolition permits", D (3) allows for the Chief Building Official to forward a report respecting the application to community council. Based on the notes above, we ask that you please submit your report for the consideration of Community Council, and we hope they shall recommend to Council the issuance of the demolition permit for 4 Howard St.

While the financial implications to Concert due to the delay in commencing construction are significant, the biggest impact is the delay in delivery of housing that is in short supply in the City of Toronto. Our city is facing an affordability crisis and delaying the start of construction will only continue to exacerbate the problem. In addition, with the ongoing COVID crisis causing financial hardship to many; the undertaking of this project will provide many much-needed jobs as well as providing a boon to many area restaurants and businesses via the hundreds of construction workers that will work on this site. With your approval and issuance of a report, favoring the release of demolition permit, together the City and Concert can begin the process of delivering housing units and jobs that are desperately needed.

Please let us know if you require any additional information to process this request. We would also appreciate your confirmation, at your earliest convenience, that you will be able to bring forward a report to the December 2020 meeting of TEYCC.

Sincerely,

**CONCERT PROPERTIES LTD.**



Director, Construction



**Attachment 3: Photo**

