

Residential Demolition Application - 613 Mount Pleasant Road

Date: February 5, 2021
To: North York Community Council
From: Director and Deputy Chief Building Official, Toronto Building, North York District
Wards: Ward 15 (Don Valley West)

SUMMARY

This staff report is about a matter for which the North 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 a second storey addition and interior alterations to convert the entire mixed use building into an optometry office use resulting in incidental demolition of an existing residential unit at 613 Mount Pleasant Road (Application No. 20 197366 BLD 00 BA) is being referred to the North York Community Council for consideration to refuse or grant the application, including any conditions, if any, to be attached to the permit application because demolition incidental to the interior alterations is being proposed where, after alteration, the property will not be used for the same use because the residential use will be removed from the building.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, North York District recommends that the North York Community Council give consideration to the building permit application, which includes incidental demolition of the residential use in the building, for 613 Mount Pleasant Road, and decide to:

1. Refuse the application to demolish the vacant residential dwelling unit because the building will no longer be used for the same use; or
2. Approve the application to demolish the vacant residential dwelling unit without any conditions; or
3. Approve the application to demolish the vacant residential dwelling unit with any conditions identified by Community Council.

FINANCIAL IMPACT

Not applicable.

DECISION HISTORY

Not applicable.

COMMENTS

The existing building at 613 Mount Pleasant Road is a mixed use building with a residential dwelling unit on the 2nd floor and retail use on the ground floor. On September 22, 2020, the agent, acting for the owner of the property, submitted a building permit application for a second storey addition and interior alterations to change the use in the entire building to contain an optometry office. As such, the building permit application included the incidental demolition of the existing residential dwelling unit on the second floor.

In an email dated December 29, 2020, (see Attachment 1) the owner advised that the building was purchased for self use to allow for the expansion of the owner's optometry clinic.

CONTACT

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

SIGNATURE

Alan Shaw
Director & Deputy Chief Building Official, Toronto Building North York District

ATTACHMENTS

1. Letter from Owner
2. Site Plan

Attachment 1: Letter from Owner

Hi Frank,

As per our conversation, please bring forward to Community Council to request for authorization of issuing us our build permit for property 613 Mount Pleasant Road. I have purchased this building for self use. The intentions of renovating this building to allow for the expansion of my optometry clinic. The second floor will be used as office space. I would appreciate if this matter can be taken care of promptly as we've been patiently waiting for the issuance of our build permits.

Thank you for your consideration and understanding.

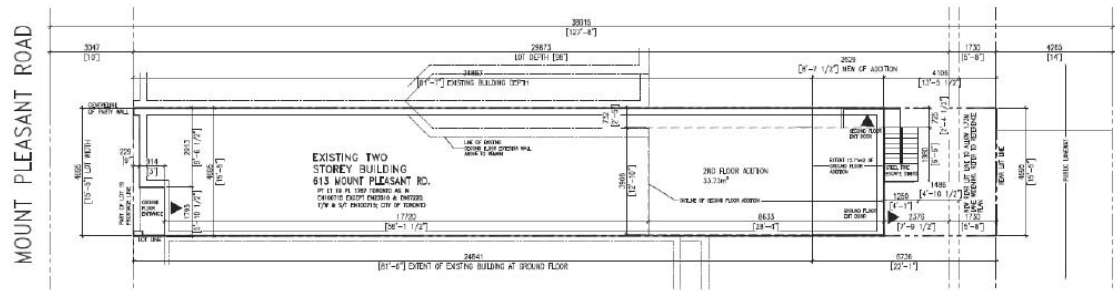
Regards,
Brenda Li

Dr. Brenda Li
Davisville Eye Care
647.345.3833 | brenda@davisvilleeyecare.com
www.davisvilleeyecare.com



Attachment 2: Site Plan

PERMITS ZONING BY-LAW 900-2013 ZONING DESIGNATION: O-10 (62.4 m x 55.1 m) (32447) LOT AREA: 3,425.00 m ² 141.77 m ² CORNER DEPTH: 2.0 ALLOWABLE GFA: 2,050.32 m ² 223.57 m ² EXISTING GFA: 2,138.81 m ² 230.88 m ² PROPOSED ADDITION(S): 406.87 m ² 43.64 m ² MAX. HEIGHT: TO ADJACENT TO ROADS: 22.50 m 6.74 m SETBACK TO RESIDENTIAL: 45.00 m 14.00 m	PROPOSED EXISTING PARKING: 1 ON-STREET PROPOSED PARKING: 0 ON-STREET	PROPOSED ADDITION(S) FOOTPRINT (m ²) GROUND FLOOR: 123.81 m ² 13.41 m ² SECOND FLOOR: 483.06 m ² 51.85 m ² NEW ADDITION GROUND FLOOR: 123.81 m ² 13.41 m ² SECOND FLOOR: 283.06 m ² 30.23 m ² TOTAL: 306.87 m ² 33.64 m ²
---	--	--



SITE PLAN
EXISTING CONDITION



PROJECT NAME RENOVATION/ADDITION (OPTIONARY)	PROPOSED SITE PLAN AND KEY PLAN
CLASS: DAVISVILLE EYE CARE	SCALE: 1/8" = 1'-0"
DO NOT SCALE DIMENSIONS VERIFY ALL DIMENSIONS BEFORE PROCEEDING	DATE: 10/11/2018 PROJECT NO.: 18-01 DRAWING NO.: A0.01