

Residential Demolition Application - 127 Strachan Avenue

Date: February 2, 2021
To: Toronto and East York Community Council
From: Deputy Chief Building Official and Director
Toronto Building
Wards: Ward 10 - Spadina-Fort York

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 3-storey mixed use building located at 127 Strachan Avenue (Application No. 20 220927 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 3-storey mixed use building 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 mixed use building without any conditions; or
3. Approve the application to demolish the existing 3-storey mixed use building 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 November 20, 2020, an application was submitted by the applicant to demolish the existing 3-storey mixed use building at 127 Strachan Avenue.

The existing 3-storey mixed use building is currently occupied on the ground floor by a restaurant (with ancillary patio) and two dwelling units above.

The applicant on behalf of the owner has communicated that the existing building is in need of costly refurbishments to support its ongoing maintenance and upkeep and that the global pandemic events of the past year have effectively quashed a reasonable business case to support the continued operation of the business at the Subject Property. The applicant further advised that a demolition permit has been requested so that, eventually, a new business case can be put in place to provide for viable, economic-generating returns, including job creation and a supportable tax base. By removing the existing structure on the Subject Property, studies (including but not limited to hydrogeological studies and environmental assessments) can be swiftly undertaken to support the new business case.

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

Cedric Barrera, Manager, Plan Review, Toronto and East York District
T (416) 392-7538 E-mail: Cedric.Barrera@toronto.ca

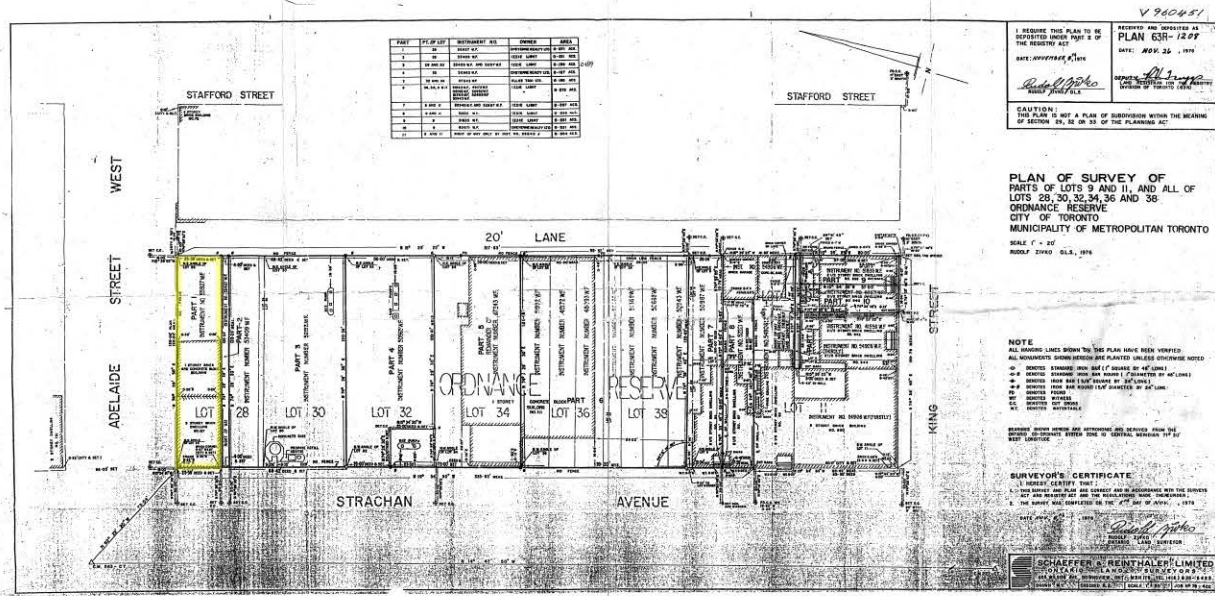
SIGNATURE

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

ATTACHMENTS

1. Survey
2. Letter from applicant on behalf of the Owner
3. Photo

Attachment 1: Survey



Attachment 2: Letter from Owner



December 24, 2020

Our File #: 20-208
Delivered by email: Cedric.Barrera@toronto.ca
Natasha.Zappulla@toronto.ca

Toronto Building
Toronto and East York District Office
100 Queen Street West
16th Floor, East Tower
Toronto, ON M5H 2N2

ATTENTION: CEDRIC BARRERA, PLAN REVIEW MANAGER
RE: DEMOLITION APPLICATION – 127 STRACHAN AVENUE – 20-220927

Dear Mr. Barrera,

We are acting on behalf of the property owner for the lands municipally known as 127 Strachan Avenue (the "Subject Property"). The Subject Property is located on the south-east corner of Adelaide Street West and Strachan Avenue and has been improved with a three-storey house form structure, currently occupied on the ground floor by a restaurant (with ancillary patio) and two dwelling units above.

The existing structure at the Subject Property is in need of costly refurbishments to support its ongoing maintenance and upkeep. The global pandemic events of the past year have effectively quashed a reasonable business case to support the continued operation of the business at the Subject Property. A demolition permit is requested so that, eventually, a new business case can be put in place to provide for viable, economic-generating returns, including job creation and a supportable tax base. By removing the existing structure on the Subject Property, studies (including but not limited to hydrogeological studies and environmental assessments) can be swiftly undertaken to support the new business case.

An application to obtain a demolition permit for the Subject Property was made on November 18, 2020. A notice advising neighbours and passers-by of the demolition permit request has been posted at the Subject Property since November 24, 2020. To date, to the very best of our knowledge, there have been no objections received to the demolition permit request. The

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Subject Property is neither listed, designated nor forms part of a Heritage Conservation District. The Subject Property is not within the City's Ravine Protection Zone nor within an area regulated by the TRCA. The demolition permit request does not impact either private or City-owned trees.

We request that this matter be placed on the agenda of the earliest available meeting of the Toronto and East York Community Council so that the request may be readily decided on and that a demolition permit may be issued.

Respectfully,

Attachment 3: Photo

