

Demolish Residential Dwelling Unit – 1419 Gerrard Street East

Date: February 22, 2021
To: Toronto and East York Community Council (walk-on submission request)
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward 14 Toronto-Danforth

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 interior alteration resulting in incidental demolition of an existing residential unit in a mixed used building at 1419 Gerrard Street East (Application No. 21 101792 BLD 00 BA) 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 demolition incidental to the interior alterations is being proposed where, after alteration, the property will not be used for the same use due to the residential use being removed from the 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 building permit application, which includes incidental demolition of the residential use in the building, for 1419 Gerrard Street East, 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

There are no financial impacts.

DECISION HISTORY

There is no history for this property.

COMMENTS

The existing building at 1419 Gerrard Street East is a mixed use building with one residential dwelling unit on the 2nd floor and an existing commercial use on the ground and basement floors. On January 7, 2021, the agent, acting for the owner of the property, submitted a building permit application for interior alterations to the basement, ground and second floors to change the use in the entire building to contain a daycare and required ancillary uses for storage and administration.

The Centre will provide 35 Childcare positions, and employ 9 full-time staff when at full capacity. The centre will be able to provide care for 6 Infant children; age 6month-18months, 15 Toddlers; age 18months-2.5 years, and 14 Preschoolers; age 2.5 years-4 years. (Refer to attachment 1 – Letter from Daycare operator).

PetiteCare owners and staff have direct knowledge of the surrounding areas need of childcare and the dynamic of the neighbourhood. With its Director, Primary Owner and the majority of clients, living minutes from the Centre the location has become a driver for connectedness within the community. The proposed renovations will also improve the appearance 1419 Gerrard Street East.

The Centre's wait list exceeds 300+ Clients in need of care in the immediate area and have obtained approval letters from neighbouring commercial and residential building owners and tenants who are in support of the changes to offer the expanded childcare services the community is in need of.

PetiteCare has been an existing neighbourhood community member/business for the past 5 years. The Centre formerly occupied an address one block west on the same street, providing Licensed child care for a maximum of 13 Children daily during this time.

The owners believe the importance of child care in the neighbourhood, the job opportunities that will be provided, the building improvements that will be made and the positive influence this child care centre will have for other small businesses will be an asset to their community as a whole.

As such, to facilitate the renovation, the new building permit application included the incidental demolition of the existing residential dwelling unit on the second floor. The residential unit is vacant as a result of ongoing work from a 2019 permit application.

CONTACT

Andrew Wild, Manager, Plan Review, Toronto Building - Toronto & East York District;
Tel.: (416) 392-7562; email address:
andrew.wild@toronto.ca

SIGNATURE

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

ATTACHMENT

Attachment 1: Letter from Owner
Attachment 2: Street Parking Maps

Attachment 1: Letter from Owner

PETITECARE


Hello@petitecare.ca

1419 Gerrard st e.
Toronto On.
M4L 1Z7

February 2021

City Council
Toronto and East York Panel
100 Queen Street West
Toronto, ON, M5H 2N2

Attn: Mr. Andrew Wild
Plan Examination Manager

PetiteCare - The proposed Child Care Centre, located at 1419 Gerrard st east: Declares the intent of the business is to operate a day time Child Care Centre operating between the hours of 7:30AM-6:00PM from Monday-Friday, with the exclusion of stat holidays and additional pre-determined closure dates through the year.

The Centre will accommodate 35 Childcare positions, and require 9 full-time staff when at full occupancy. PetiteCare has been an existing neighbourhood community member/business for the past 5 years. The Centre formerly occupied an address one block west on the same street, providing Licensed child care for a maximum of 13 Children daily during this time.

PetiteCare has direct knowledge of the surrounding areas need of childcare and the dynamic of the neighbourhood. With its Director, Primary Owner and the majority of its clients, living minutes from the Centre the location has become a driver for connectedness within the community.

An appendix to this letter shows the site plan with the details of our Proposed drop off and pick up process. [see attached]

Many of our Current clients walk their children to our Centre daily and share the value of choosing walking over driving when picking up their children as an exemplary model of how to care for our community and Earth as a whole. PetiteCare anticipates our future clientele will also find this arrangement/pick-up and drop-off solution to their satisfaction. *The immediate surrounding streets; Gerrard st E., Hiawatha, Ashdale, and Woodfield have available short term street parking. **Additionally between Rhodes and Ashdale there is a GreenP parking lot available to clients and staff if parking is required for longer periods of time.

While operating down the street PetiteCare employed 4 full time staff who commuted to work via public transit, walked to work or were able to park using the surrounding areas available parking spaces.

Our Centre anticipates the removal of the one parking space for the building will not hinder the increase of traffic to the area due to our clients coming and going.

Our view is that this gained square footage will be of great benefit to the children's experience of the outdoor play space we will thus be able to provide them. The backyard is expected to be turned into a soft-scaped natural play space including garden beds, fruit vines and we expect to plant two potted fruit trees for the children to engage and learn from.

PetiteCare's wait list exceeds 300+ Clients in need of care in the immediate area through the coming two years and has obtained approval letters from neighbouring commercial and residential building owners and tenants who are in support of the changes we are asking for in order to offer the expanded childcare services our community is in need of.

Once licensed the centre will be able to provide care for 6 Infant children; age 6month-18months, 15 Toddlers; age 18months-2.5 years, and 14 Preschoolers; age 2.5 years-4 years.

The existing use of 1419 Gerrard St as a commercial tenant will be greatly improved by the proposed plans for the property: by providing accessible childcare to the surrounding area while also providing over 9 full time employment opportunities.

We sincerely appreciate your kind consideration of our proposal to offer the ChildCare services our neighbourhood has grown to love from our Centre.
Thank you!

Warmly,



* The immediate surrounding streets; Gerrard st E., Hiawatha, Ashdale, and Woodfield have available short term street parking.



***Additionally between Rhodes and Ashdale there is a GreenP parking lot available to clients and staff if parking is required for longer periods of time.

