

Non-Residential/Residential Demolition Application – 12 and 20 Dawes Road

Date: March 26, 2021
To: Toronto and East York Community Council
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward 19 (Beaches East York)

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 two (2) existing 2 storey mixed use/residential with commercial buildings located on the lands municipally known as 12 and 20 Dawes Road (Application Nos. 21 103463 DEM 00 DM and 21 103531 DEM 00 DM) are 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 replacement building permits have not been applied for.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, Toronto and East York District requests that the Toronto and East York Community Council give consideration to the demolition applications 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 these buildings without any conditions; or
3. Approve the application to demolish these buildings 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 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 January 12, 2021, applications were submitted by the applicant to demolish the buildings at 12 and 20 Dawes Road.

On March 13, 2019, application 19 124138 PRZ 00 ZR and on December 23, 2020 revised application 19 124138 PRZ 01 ZR to rezone the property to construct two residential towers including a 26-storey (84.0 metres excluding mechanical penthouse) and a 33-storey (104.54 metres excluding mechanical penthouse) atop a shared 7 storey mixed-use podium (25.7 metres) containing residential, commercial/office, retail, and day care uses; have been reviewed by Toronto Building.

Currently, the buildings are vacant and in a state where they cannot be occupied due to trespassing damages and building material theft. The buildings are being utilized for illicit activities and are of concern. Private security have been engaged to monitor the properties, there have been multiple incidents requiring Toronto Police intervention. The development proposal is currently in the final stages in a City initiated OPA 478 settlement mediation, expected to wrap-up June 2021.

The land is not within a Toronto and Region Conservation Authority regulated area.

CONTACT

Andrew Wild, Manager, Plan Review (A).Toronto and East York District
T (416) 392-7562 E-mail: Andrew.Wild@toronto.ca

SIGNATURE

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

ATTACHMENTS

1. Letter from owner
2. Copy of Survey

Attachment 1: Letter from owner



February 16, 2021

Attention: Adam Kebede, Planner, SIPA
City of Toronto, City Planning Division
Metro Hall, 22nd floor., 55 John St
Toronto, ON M5V 3C6

Dear Adam Kebede,

Re: Application# 21 103463 DEM 00 DM – 12 DAWES RD, 21 103525 DEM 00 DM – 18 DAWES RD, 21 103531 DEM 00 DM – 20 DAWES RD

On behalf of Marlin Spring, (Dandaw Limited Partnership), the current owner of properties municipally known as 10-30 Dawes, please accept this letter as a formal request for Housing Staff to approve the Section 111 permitting that is required in order to grant a demolition permit; pertaining to buildings located at 12, 18, and 20 Dawes.

As previously delineated, there have been an on-going series of trespassing events, illicit drug activities, building material theft, and unlawful residency at the subject premises. Notwithstanding that Marlin Spring had involved Toronto Police (Division 55) on multiple occasions and employed a security company, the activities have been reported regularly on all Dawes properties. We feel strongly that the refusal of demolition permits for the subject properties may lead to grave consequences for public health and a potential loss of life or serious bodily injury.

Referencing to 2019 site visits that identified six (6) dwelling units, of which one (1) was a rental dwelling unit, and five (5) owner-occupied dwellings and the fact that the number of rental dwelling units impacted at these properties being below 6, there being no replacement of rental dwelling units required (Housing Memo, dated August 20, 2019), we would immensely appreciate if the section 111 permitting can be expedited for two dwellings at 12 and 20 Dawes.

It is noteworthy that all those six dwellings are currently vacant and not in any condition for occupancy due to damages caused by aforementioned incidents.

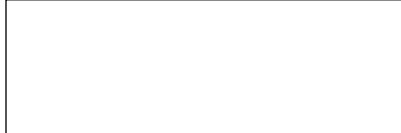
Building for You

2 St. Clair Avenue West, 16th Floor, Toronto ON M4V 1L5

MARLIN SPRING

Thank you for considering our request. Should you have any further questions or require any clarification, please do not hesitate to contact me via e-mail at

Regards,



Building for You

2 St. Clair Avenue West, 16th Floor, Toronto ON M4V 1L5 T: 416-619-3550



Attachment 2: Survey

