

Residential Demolition Application – 350 Davenport Road

Date: March 30, 2021
To: Toronto and East York Community Council
From: Deputy Chief Building Official and Director
Toronto Building, Toronto and East York District
Wards: Ward 11 (University-Rosedale)

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 2.5-storey detached dwelling located at 350 Davenport Road (Application No. 20 223864 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 2.5-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 2.5-storey detached dwelling without any conditions; or
3. Approve the application to demolish the existing 2.5-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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On November 30, 2020, an application was submitted by the applicant to demolish the existing 2.5-storey detached dwelling unit at 350 Davenport Road.

The property is subject to a proposed development of an 8-storey mixed-use building and is currently under review (15 162810 STE 20 SA). Most recently, a minor variance was approved in support of the proposed development (A1114/19TEY).

The request for the issuance of the demolition permit at this time, is to assist with the overall development schedule of the proposed development. Commencement of demolition will also reduce the risk of vandalism as the building is currently unoccupied.

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

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

SIGNATURE

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

ATTACHMENTS

1. Survey
2. Letter from Applicant
3. Google Street View

Attachment 2: Letter from Applicant



March 29, 2021

via email: frank.stirpe@toronto.ca

The City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Frank Stirpe

Re: **Demolition Notice:** 350 Davenport Rd. 20 223864 DEM 00 DM

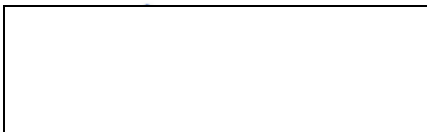
Dear Frank

As discussed recently, we have applied on behalf of our client for the demolition permit for this property in advance of making a full building permit application for the replacement building. The proposed new development has been approved as evidenced by the previously submitted NOAC/Site Plan Approval documentation. We do anticipate making the building permit in approximately 2 weeks once our full building permit drawings are completed, but we wish to have the demolition permit approved now and issued in advance of the building permit. This is a practical request in order to address the following:

- We wish to expedite our overall development schedule; if we were to wait for the full building permit approvals process prior to demolition permit being released, we will lose time on our overall construction schedule and commitments to our client
- The property is now unoccupied so we would like to commence activities on site as soon as possible in order to reduce risk of vandalism

We trust the above request will be respected and the demolition permit issued as soon as possible. If you have any questions, please call me at

Yours truly,
EllisDon Corporation



Attachment 3: Google Street View

