

Residential Demolition Application – 22 Rose Park Drive

Date: June 4, 2021
To: Toronto and East York Community Council
From: Director and Deputy Chief Building Official
Toronto Building, Toronto and East York District
Wards: Ward 11 (University – Rosedale)

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 an existing 2-storey detached dwelling at 22 Rose Park Drive (Application No. 21 153663 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration. Toronto Building received an objection from the community with concerns of potential heritage value of the property and concerns of the potential loss or injury of a 100 year old oak tree.

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 for 22 Rose Park Drive, and decide to:

1. Approve the application to demolish the 2-storey detached dwelling without any conditions; or
2. Approve the application to demolish the vacant residential dwelling unit with any conditions identified by Community Council.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On May 12, 2021, applications were submitted by the applicant to demolish the existing 2-storey detached dwelling at 22 Rose Park Drive and build a new 2.5-storey detached dwelling.

Toronto Building received an objection letter from the community related with concerns of potential heritage value of the property and concerns of the potential loss or injury of a 100 year old oak tree.

The Ward Councillor has been notified of the application. The existing house 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

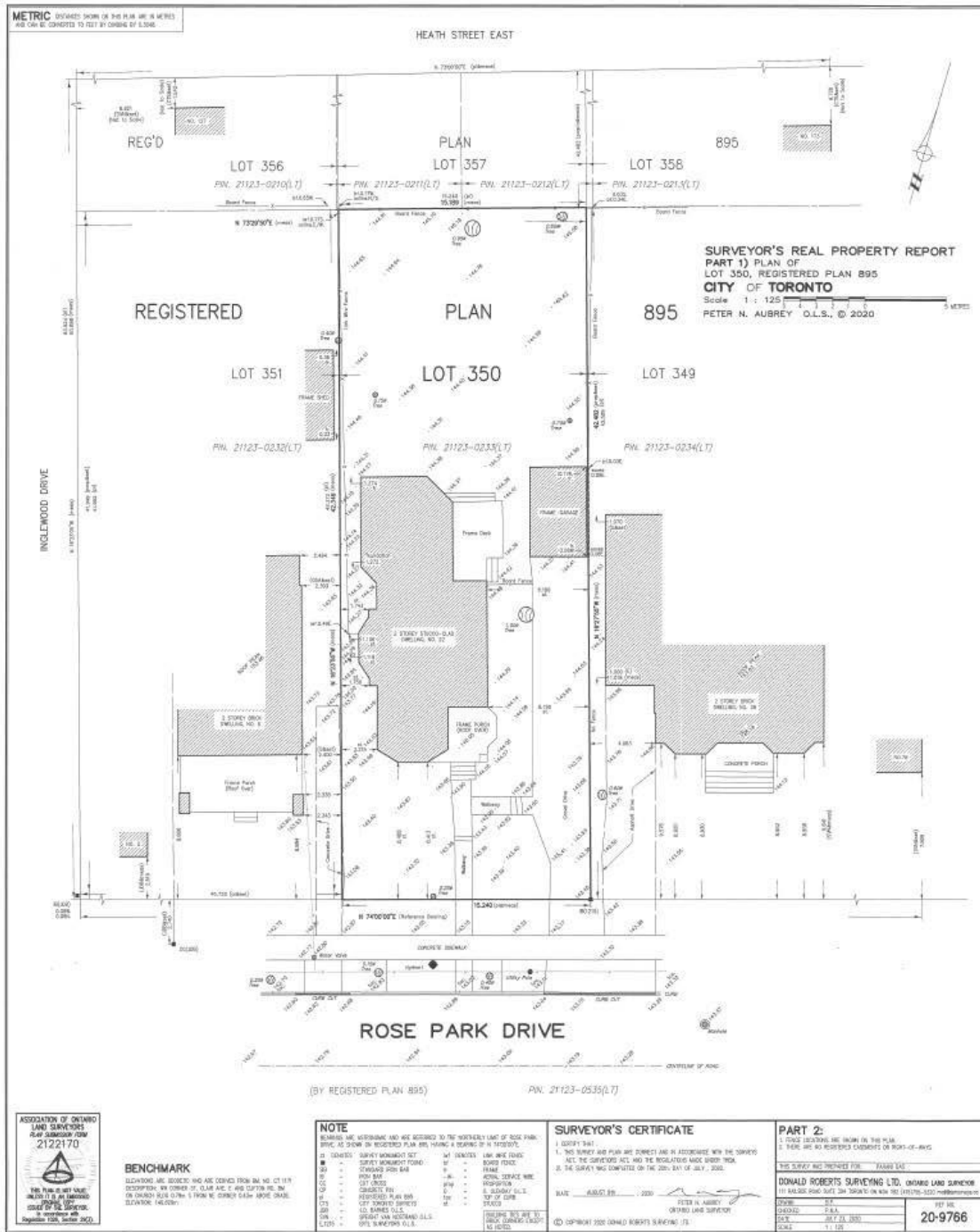
SIGNATURE

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

ATTACHMENTS

1. Survey
2. Google Street View
3. Objection Letter

Attachment 1: Survey



ASSOCIATION OF ONTARIO LAND SURVEYORS
 REAL PROPERTY FORM
 2122170

BENCHMARK
 BENCHMARKS ARE LOCATED AND ARE DERIVED FROM BAL NO. 01 117
 DESCRIPTION: ON CORNER OF CLAR AVE. E. AND CLYTON AVE. SW
 THE CORNER IS 1.70m N. FROM N.E. CORNER CLAR AVE. SW/CLAR
 BENCHMARK 140001

NOTE
 BENCHMARKS ARE REFERENCED AND ARE ACCORDING TO THE NORTHERLY LIMIT OF ROSE PARK DRIVE AS SHOWN ON REGISTERED PLAN 895, BEARING A BEARING OF 44° 20' 00" E.
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SURVEYOR'S CERTIFICATE
 I, DONALD ROBERTS, being duly sworn, depose and say that I am a duly qualified and licensed Surveyor in the Province of Ontario, and that I am the author of the above-mentioned Survey, and that the same was made in accordance with the provisions of the Survey Act and the Regulations made thereunder, and that the same is a true and correct copy of the original as the same appears on the 20th day of July, 2020.
 DATE: JULY 20, 2020
 DONALD ROBERTS
 SURVEYOR

PART 2:
 I, DONALD ROBERTS, being duly sworn, depose and say that I am a duly qualified and licensed Surveyor in the Province of Ontario, and that I am the author of the above-mentioned Survey, and that the same was made in accordance with the provisions of the Survey Act and the Regulations made thereunder, and that the same is a true and correct copy of the original as the same appears on the 20th day of July, 2020.
 THIS SURVEY WAS PREPARED FOR: JAGGAS LTD.
 DONALD ROBERTS SURVEYING LTD., ONTARIO LAND SURVEYOR
 111 BALDWIN ROAD SUITE 204 TORONTO ON M6H 1K1 (416) 778-1222
 DONALD ROBERTS
 DONALD ROBERTS SURVEYING LTD.
 20-9766

Attachment 2: Google Street View



Attachment 1: Objection Letter

From: [redacted]

Sent: May 27, 2021 3:34 PM

To: Kamal Gogna <Kamal.Gogna@toronto.ca>

Subject: OBJECTION to Residential Demolition: 22 Rose Park Drive, Application No. 21
153663 DEM 00

DM

Dear Mr. Gogna,

I am counsel for [redacted] who lives at [redacted]. I am writing, on behalf of my client, to **object** to an application for a Residential Demolition Permit for 22 Rose Park Drive.

The reasons for the objection are as follows:

1. An application for a building permit for a new house at 22 Rose Park Drive was made, but not issued as of May 18, 2021.
2. 22 Rose Park was one of the first houses constructed in Moore Park, circa 1890.
3. 22 Rose Park was the childhood home of George Locke, the former Chief Librarian for the City of Toronto.
4. The Toronto Preservation Board has not considered the loss of built form and cultural heritage which would result if a demolition permit were issued at 22 Rose Park.
5. Urban Forestry has not commented on the potential loss or injury to a 100 year oak tree at 22 Rose Park which could result if a demolition permit were issued.
6. My client, [redacted] owns and occupies [redacted], immediately [redacted] of 22. Despite his location, he has not been consulted with respect to the demolition or potential plans or variances required should a demolition permit and building permit

If a building permit for a new house has not been issued, Toronto Building should not issue a demolition permit. You as the Chief Building Official, in conjunction with the Chief Planner, should prepare a report respecting the application to be forwarded to Toronto East York Community Council, pursuant to Section 363-6.3 D of the *Building Construction and Demolition By-law*.

If a building permit for a new house has been issued, Toronto Building should not issue a demolition permit. Due to this written notice of objection, you as CBO should refer the application to the TEYCC pursuant to Section 363-6.3 C of the *Building Construction and Demolition By-law*.

Please confirm receipt of this email, and let me know if you have any questions.

Regards,

[redacted]