

## **Request to Demolish the Non-Residential Building at 2204 & 2212 Eglinton Avenue West and Residential Building at 601 Caledonia Rd**

**Date:** May 3, 2022  
**To:** North York Community Council  
**From:** Director, Toronto Building, North York District  
**Wards:** Ward 8 Eglinton - Lawrence

### **SUMMARY**

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This staff report is about a matter which must be referred to City Council for consideration and decision.

This property is located in the former City of York and in accordance with By-law No 3102-95 of the former City of York, this demolition permit application is submitted to City Council for consideration and decision to grant or grant with conditions, approval of the demolition permit application, including the requirement for the owner to enter into a beautification agreement prior to the issuance of the demolition permit.

### **RECOMMENDATIONS**

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Toronto Building Division recommends that City Council give consideration to the demolition application for 2204 & 2212 Eglinton Avenue West and 601 Caledonia Rd and decide to:

1. Approve the application to demolish the single storey residential building at 601 Caledonia Rd and the 2-storey mixed use commercial/residential buildings at 2204 & 2212 Eglinton Avenue West subject to the following conditions:
  - a. The owner agree to a beautification plan that is satisfactory to the Chief Planner, or their designate, and includes provision for the site to be backfilled with clean fill and installation of base landscaping;
  - b. The owner entering into a beautification agreement with the City that secures the beautification plan, in a form satisfactory to the City Solicitor;
  - c. The owner registering the beautification agreement on title to the property and providing proof of registration to the City Solicitor;

d. That a construction fence be erected in advance of demolition and maintained until the site has been backfilled, in accordance with Chapter 363 of the Municipal Code, if deemed appropriate by the Chief Building Official;

e. That all debris and rubble be removed immediately after the demolition; and,

f. That the site be maintained in accordance with the beautification plan agreed upon and secured by agreement; or

2. Approve the application to demolish the single storey residential building at 601 Caledonia Rd and the 2-storey mixed use commercial/residential buildings at 2204 & 2212 Eglinton Avenue West subject to 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; or

3. Approve the application to demolish the single storey residential building at 601 Caledonia Rd and the 2-storey mixed use commercial/residential buildings at 2204 & 2212 Eglinton Avenue West without any conditions.

## **FINANCIAL IMPACT**

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Future property tax may change due to a change in the property's classification.

## **DECISION HISTORY**

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Under the City of York Act 1994 (Bill PR147), By-law No. 3102-95 was passed designating the entire area of the former City of York as an area of demolition control. The City of York Act 1994, provides the authority for Council in the former City of York area to enact special demolition control legislation for the purpose of securing beautification measures on the lands and abutting municipal boulevards, where appropriate, as a condition of the issuance of demolition permits. The legislation and By-law are still in force and effect.

## **COMMENTS**

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On April 22, 2022, Toronto Building received an application to demolish an existing single storey residential dwelling at 601 Caledonia Rd and two commercial/residential 2-storey mixed use buildings at 2204 & 2212 Eglinton Avenue West. In a letter dated May 2, 2022, the applicant indicated the current structures on the properties have been vacant since 2013 and are not suitable for lease or habitation. Toronto Parking Authority (TPA) has worked with CreateTO to have the Properties assessed as a candidate location for the Housing Now initiative.

Given the size and configuration of the Properties, the site was not prioritized for the Housing Now initiative. CreateTO further determined that while the Housing Now program is not the appropriate mechanism for achieving city building objectives at this location, the Properties hold strong potential outside of the Housing Now program to be redeveloped as a mid-rise mixed-use development with an affordable housing component and potential below-grade parking.

TPA has indicated in their attached letter that a short-term use is being recommended to make the land available for commercial lease upon completion of the demolition.

The demolition application is being referred to City Council because the building proposed to be demolished is located in the former City of York and the applicant has not received a permit to replace the building or to redevelop the site. In such cases, By-law 3102-95 requires Council to issue or issue with conditions, including the requirement for the owner to enter into a beautification agreement, the demolition permit.

## **CONTACT**

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Anthony De Francesca  
Manager, Plan Review,  
Tel: 416-395-7549;  
E-mail: [anthony.defrancesca@toronto.ca](mailto:anthony.defrancesca@toronto.ca)

## **SIGNATURE**

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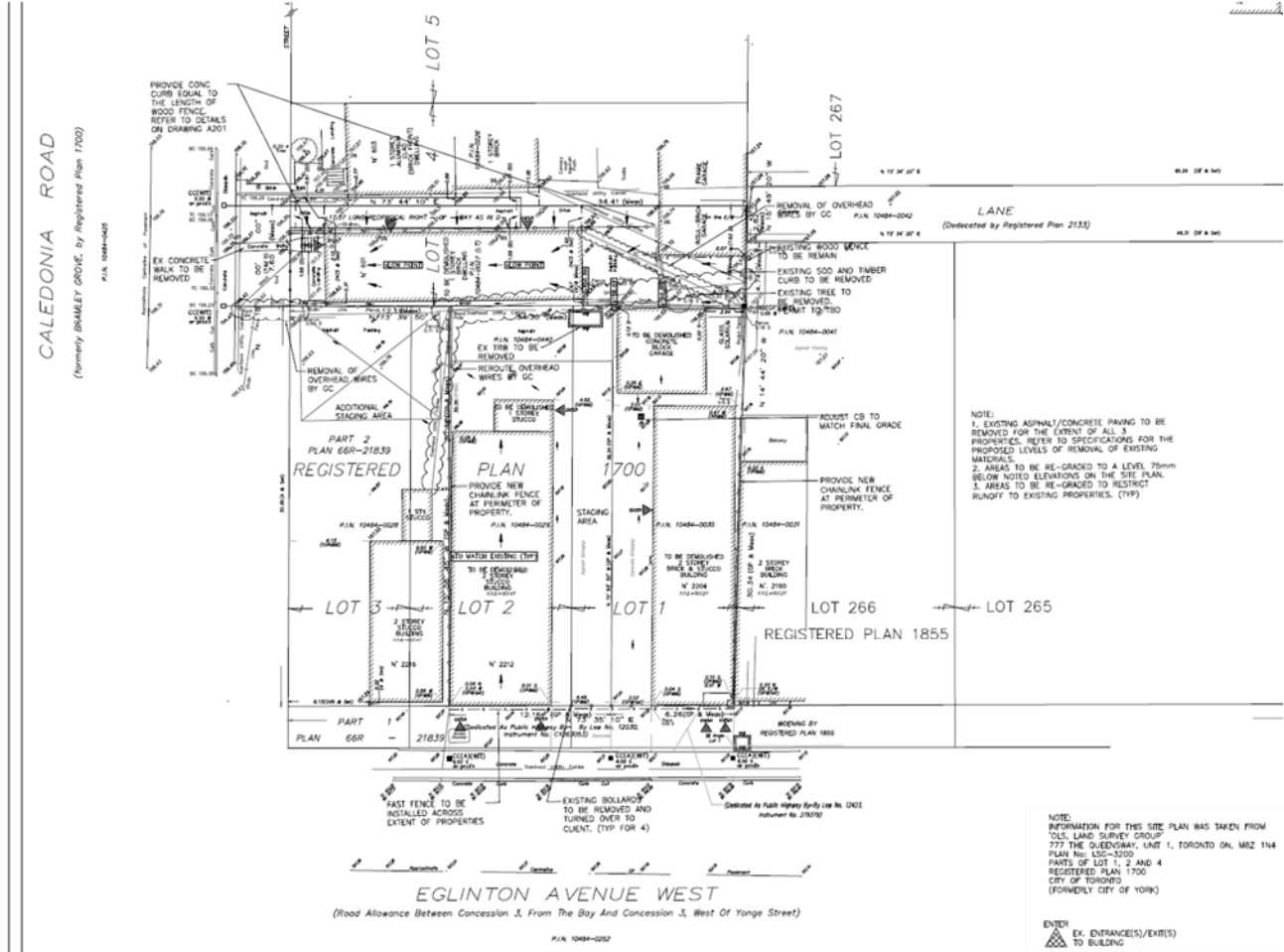
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Alan Shaw,  
Director and Deputy Chief Building Official  
Toronto Building,  
North York District

## **ATTACHMENTS**

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1. Site Plan
2. Letter from applicant

# Attachment 1



Attachment 2



**TORONTO PARKING AUTHORITY**

TPA FILE NO.: 5673-00

May 2, 2022

**DELIVERED BY E-MAIL: Anthony.DeFrancesca@toronto.ca**

North York Civic Centre  
1<sup>st</sup> fl. 5100 Yonge Street  
North York, ON M2N 5N7

**Attn: Mr. Anthony De Francesca, Plan Review Manager (A)**

Dear Mr. De Francesca,

**RE:                               Demolition of Buildings  
                                      2204 & 2212 Eglinton Avenue West, 601 Caledonia Road**

This letter is in response to your April 25, 2022 request for the rationale supporting Toronto Parking Authority's (TPA) proposal to demolish of the buildings at 2204 & 2212 Eglinton Avenue West and 601 Caledonia Road (collectively referred to as the Properties).

At its meeting of [November 3, 2020 \(Item PA18.7\)](#), the TPA Board of Directors directed TPA to issue a tender for the demolition of existing structure on lands located at the Properties and to work in consultation with CreateTO and Corporate Real Estate Management (CREM) to make the Properties available through a commercial use.

The current structures on the Properties have been vacant since 2013 and not are not suitable for lease or habitation. TPA has worked with CreateTO to have the Properties assessed as a candidate location for the Housing Now initiative. Given the size and configuration of the Properties, the site was not prioritized for the Housing Now initiative. CreateTO further determined that while the Housing Now program is not the appropriate mechanism for achieving city building objectives at this location, the Properties hold strong potential outside of the Housing Now program to be redeveloped as a mid-rise mixed-use development with an affordable housing component and potential below-grade parking.

Furthermore, TPA worked with CreateTO and the Housing Secretariat to explore potential rehabilitation of the residential building located at 601 Caledonia and short-term use of the property for affordable housing. Based on a preliminary cost estimate, the rehabilitation costs were found to be prohibitively high for the number of units that could potentially be realized.

Following the completion of the due diligence and through consultation with the local Ward Councillor, Housing Secretariat, and Deputy City Manager, Corporate Services, CreateTO recommended that TPA explore short-term uses for the site under the assumption that redevelopment of the Properties may occur within a period of approximately ten (10) years.



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## TORONTO PARKING AUTHORITY

Once the buildings are demolished the Properties will be made available through a commercial lease to be negotiated by CreateTO and CREM to interested third parties. Discussions with a prospective commercial lessor are ongoing. Prior to a commercial lessor using the site, the lessor would be required to obtain the necessary planning, building or other approvals from the City. These approvals would in turn predicate what the site could be used for.

The risk of maintaining the existing City-owned buildings leaves both the City and TPA open to unnecessary risks and liabilities. Due to the prohibitive costs to rehabilitate the buildings and the ongoing liability that these structures represent to the City in the present condition, TPA is requesting that authority to proceed with the demolition of the buildings be provided as soon as possible.

Regards,

TORONTO PARKING AUTHORITY

Jeffrey Dea  
Vice President, Business Development

CC: Councillor Colle, Ward 4, Eglinton – Lawrence  
Nick Simos, Vice President, Portfolio Execution, CreateTO  
Alison Folosea, Director, Transaction Services, Corporate Real Estate Management

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