

Residential Demolition Application – 1528 Bathurst Street

Date: Dec. 7, 2021
To: Toronto and East York Community Council
From: Director and Deputy Chief Building Official
Toronto Building, Toronto and East York District
Wards: Ward 12 - Toronto-St. Paul's

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 dwelling, containing 3 dwelling units, at 1528 Bathurst Street, (Application No. 21 225729 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 for 1528 Bathurst St., and decide to:

1. Refuse the applications to demolish the two 2-storey dwelling because there is no permit to replace the building on the site at this time; or
2. Approve the application to demolish the two 2-storey dwelling without any conditions; or
3. Approve the application to demolish the two 2-storey 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 October 14, 2021, a demolition permit application was submitted by the applicant, on behalf of the owner to demolish the existing 2-storey dwelling at 1528 Bathurst Street. As indicated in a letter dated November 15, 2021, the site is to be converted to parkland and conveyed to the City. A Record of Site Condition is required for this site prior to the conveyance, and the demolition of the building is required to obtain this.

The applicant submitted a letter requesting that demolition permits be issued without a replacement building permit as there is no intention to construct a replacement building.

The existing houses are not currently on the list of designated historical buildings.

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

CONTACT

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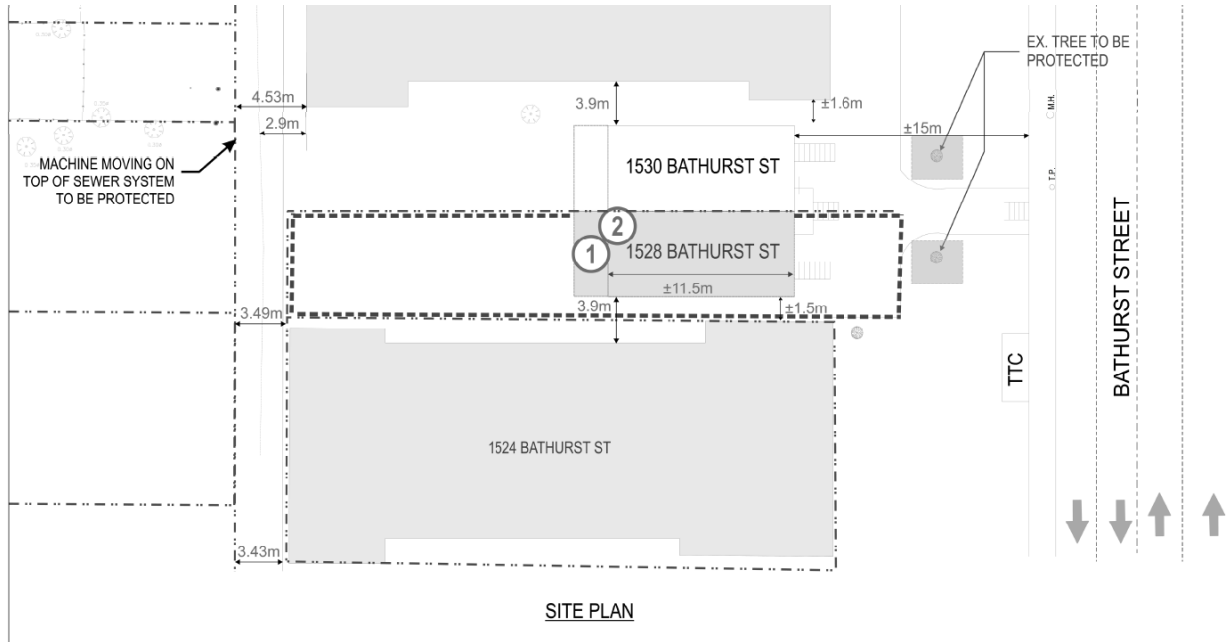
SIGNATURE

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

ATTACHMENTS

1. Demolition Site Plan
2. Letter from Applicant

1. Demolition Site Plan



2. Letter from Applicant

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November 15, 2021

Mr. Matthew Eichfuss-Clarke
Manager, Plan Examination
Toronto Building
Toronto East York District
City Hall
100 Queen St. W.
Toronto, ON

Dear Mr. Eichfuss-Clarke:

Re: 1528 Bathurst St. Demolition Permit Application 21 225729 DEM 00 DM

We have filed the above demolition permit application for 1528 Bathurst St., a residential building containing three "Dwelling Units" (only two of which meet the definition of "Rental Unit"). The Property is located in the former City of York.

Once demolished our intention is not to replace the residential building, but to re-grade the site and convert it to parkland as we have been requested to do by the City, which use is permitted as-of-right in this zone. We require this demolition permit urgently so that we can demolish the building and begin the process to obtain a Record of Site Condition for the lands prior to conveyance to the City.

We request that the requisite Staff Report be brought forward to Community Council in accordance with the Municipal Code Chapter 363-6.3(D) as soon as possible.

Regards,

McCarthy Tétrault LLP



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