

## **Residential Demolition Application – 101 Heath Street West**

**Date:** January 27, 2022  
**To:** Toronto and East York Community Council  
**From:** Deputy Chief Building Official and Director  
Toronto Building, Toronto and East York District  
**Wards:** Ward 12 (Toronto-St. Paul's)

### **SUMMARY**

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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-storey single family dwelling at 101 Heath Street West (Application No. 21 180101 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**

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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-storey single family 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-storey single family dwelling without any conditions; or
3. Approve the application to demolish the existing 2-storey single family 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**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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There is no decision history for this property.

## **COMMENTS**

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Site plan approval application (20 152778 STE 12 SA) to facilitate the redevelopment of the site with a 3-storey apartment building currently under review. The application was submitted on June 5, 2020.

On July 6, 2021, an application was submitted by the applicant to demolish the existing 2-storey single family dwelling at 101 Heath Street West.

The request for the issuance of the demolition permit at this time is to accommodate further environmental investigations of the soils and the extent of soil remediation.

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**

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Matthew Eichfuss-Clarke, Manager, Plan Review.Toronto and East York District  
T (416) 396-8225 E-mail: Matthew.Eichfuss-Clarke@toronto.ca

## **SIGNATURE**

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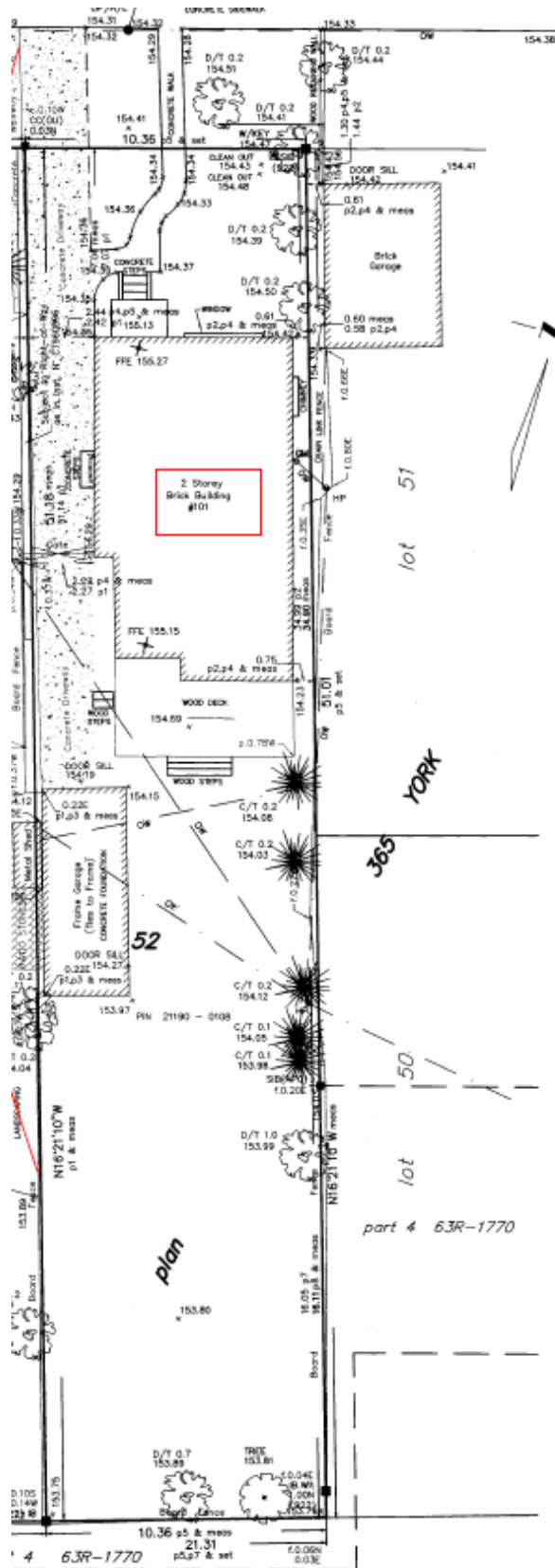
Kamal Gogna  
Director & Deputy Chief Building Official, Toronto Building  
Toronto and East York District

## **ATTACHMENTS**

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1. Survey
2. Letter from Applicant

# Attachment 1: Survey



**REGISTERED PLAN 365 TO  
PART OF LOT 7  
REGISTERED PLAN 623 YO  
CITY OF TORONTO**

**SCALE 1 : 150**



SCHAEFFER DZALDOV BENNETT LTD.

### BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE CONDOMINIUM PLAN N° 715, HAVING A BEARING OF N16°

### METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND BY D.3048.

### LEGEND

SB	STANDARD IRON BAR
IB	IRON BAR
CC	CUT CROSS
■	FOUND
□	SET
meas	MEASURED
Inst.	INSTRUMENT
Wit.	WITNESS
BRW	BLOCK RETAINING WALL
c.	CONCRETE
f.	FENCE
GM	GAS METER
HP	HYDRO POLE
p.	PORCH
WK	WATER KEY
OW	OVERHEAD WIRES
APC	AKSAN PILLER CORPORATION LTD.
GP	GUIDO PAPA SURVEYING LTD.
OU	ORIGIN UNKNOWN
SVN	SPEIGHT AND VAN NOSTRAND LIMITED
p1	BUILDING LOCATION SURVEY BY VLADIMIR KF DATED OCTOBER 29, 1987 (JOB N°: 87-237)
p2	SURVEYOR'S REAL PROPERTY REPORT BY KF DATED FEBRUARY 7, 2010 (JOB N°: 10-007)
p3	METROPOLITAN TORONTO CONDOMINIUM PLAN OF SURVEY BY REUBAN, DATED MAY 18, 1971
p4	PLAN OF SURVEY BY SPEIGHT, VAN NOSTRA DATED MAY 4, 1943
p5	PLAN 66R-8825
p6	PLAN 63R-1770
p7	PLAN OF SURVEY BY SPEIGHT, VAN NOSTRA DATED JANUARY 2, 1958
p8	INSTRUMENT N° CT960896
D1	SCHAEFFER DZALDOV BENNETT LTD.
922	SCHAEFFER DZALDOV BENNETT LTD.

### SURVEYOR

1. I CERTIFY 1
1. THIS SUR WITH THE REGULAT
2. THE SURF JUNE, 2
- JULY 12, 2

UPDATED ON JULY 12, 2019 TO SHOW TOPOGRAPHIC FFAT!

## Attachment 2: Letter from Applicant



Wednesday, May 26, 2021

Mr. Frank Stirpe,  
Manager of Plan Review, Toronto Building, Toronto East York District  
City of Toronto  
100 Queen Street West, 16th Floor  
City of Toronto,  
ON M5H 2N2

**RE: DEMOLITION APPLICATION FOR 101 HEATH STREET WEST, PT LT 52 REGISTERED PLAN 365 YORK  
AND PT LT 7 REGISTERED PLAN 623 YORK**

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**Dear Mr. Frank Stirpe,**

We request that the residential demolition for a structure on the municipal lands known as 101 Heath St W, Toronto, ON M4V 1T5, be approved for Demolition by the Building Department and Toronto and East York Community Council prior to the issuance of a replacement building permit as required under **Chapter 363 of the Toronto Municipal Code**. We require the demolition of the existing structure to conduct further environmental investigations of the soils and a demolition permit is required for the purpose of project financing. Additionally, we need to determine the extent of soil remediation to finalize a construction schedule for the future development.

As such, we request you review and approve of this application and we prepare and send the Demolition Report to Toronto and East York Community Council for Approval.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Teperman", with a long horizontal flourish extending to the right.

**DANIEL TEPERMAN**  
**PROJECT MANAGER FOR 101 HEATH HOLDINGS INC & 103 HEATH HOLDINGS INC.**