

Residential Demolition Application – 71 Raglan Avenue

Date: May 17, 2022
To: Toronto and East York Community Council
From: Kamal Gogna, Director and Deputy Chief Building Official
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 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 dwelling, at 71 Raglan Avenue (Application No. 22 123152 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 71 Raglan Avenue, 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 March 15, 2022, a demolition permit application was submitted by the applicant, on behalf of the owner to demolish the existing 2-storey dwelling at 71 Raglan Avenue. As indicated in a letter dated April 28, 2022, it has been identified that certain geotechnical and hydrogeological testing is necessary, including drilling holes where the current property is, in order to facilitate the re-development of the site in accordance with Council and Ontario Land Tribunal approvals.

The proposed redevelopment consists of a new 28 Storey, residential tower with 3 levels of underground parking.

The applicant submitted a letter requesting that demolition permits be issued without a replacement building permit in order to proceed with the required testing.

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

Matthew Eichfuss-Clarke, Manager, Plan Review, Toronto and East York District
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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

Attachment 1: Demolition Site Plan



Attachment 2: Letter from Applicant

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April 28, 2022

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: 71 Raglan Ave Demolition Permit Application 22 123152 DEM 00 DM

We have filed the above demolition permit application for 71 Raglan Ave., a vacant residential building. The Property is located in the former City of York.

It has been identified that certain geotechnical and hydrogeological testing is necessary, including drilling holes where the current property is, in order to facilitate the re-development of the site in accordance with Council and Ontario Land Tribunal approvals. We require this demolition permit urgently so that we can demolish the building and begin the testing necessary to obtain a Building Permit.

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

Yours truly,

McCarthy Tétrault LLP

Per: