

Residential Demolition Application – 72 Soudan Avenue

Date: June 13th, 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 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 half of an existing 2-storey semi-detached single family dwelling at 72 Soudan Avenue (Application No. 22 144228 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 and decide to:

1. Refuse the application to demolish half of the existing of the 2-storey semi-detached 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 half of the existing 2-storey semi-detached single family dwelling without any conditions; or
3. Approve the application to demolish half of the existing 2-storey semi-detached 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

Site plan approval application (18 181837 STE 22 SA) to facilitate the redevelopment of the site at 55-65 Broadway Avenue with a 39 storey mixed-use building currently under review. The application was submitted on June 20, 2018.

On May 9th, 2022, the application was submitted by the applicant to demolish half of the existing 2-storey semi-detached single family dwelling at 72 Soudan Avenue.

The request for the issuance of the demolition permit at this time is to accommodate the offsite parkland dedication approved by City Council on November 17th 2017 in connection with the development at 55-65 Broadway Avenue.

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

Brandon Cipolletta, Manager, Plan Review. Toronto and East York District
T (416) 392-7632 E-mail: Brandon.Cipolletta@toronto.ca

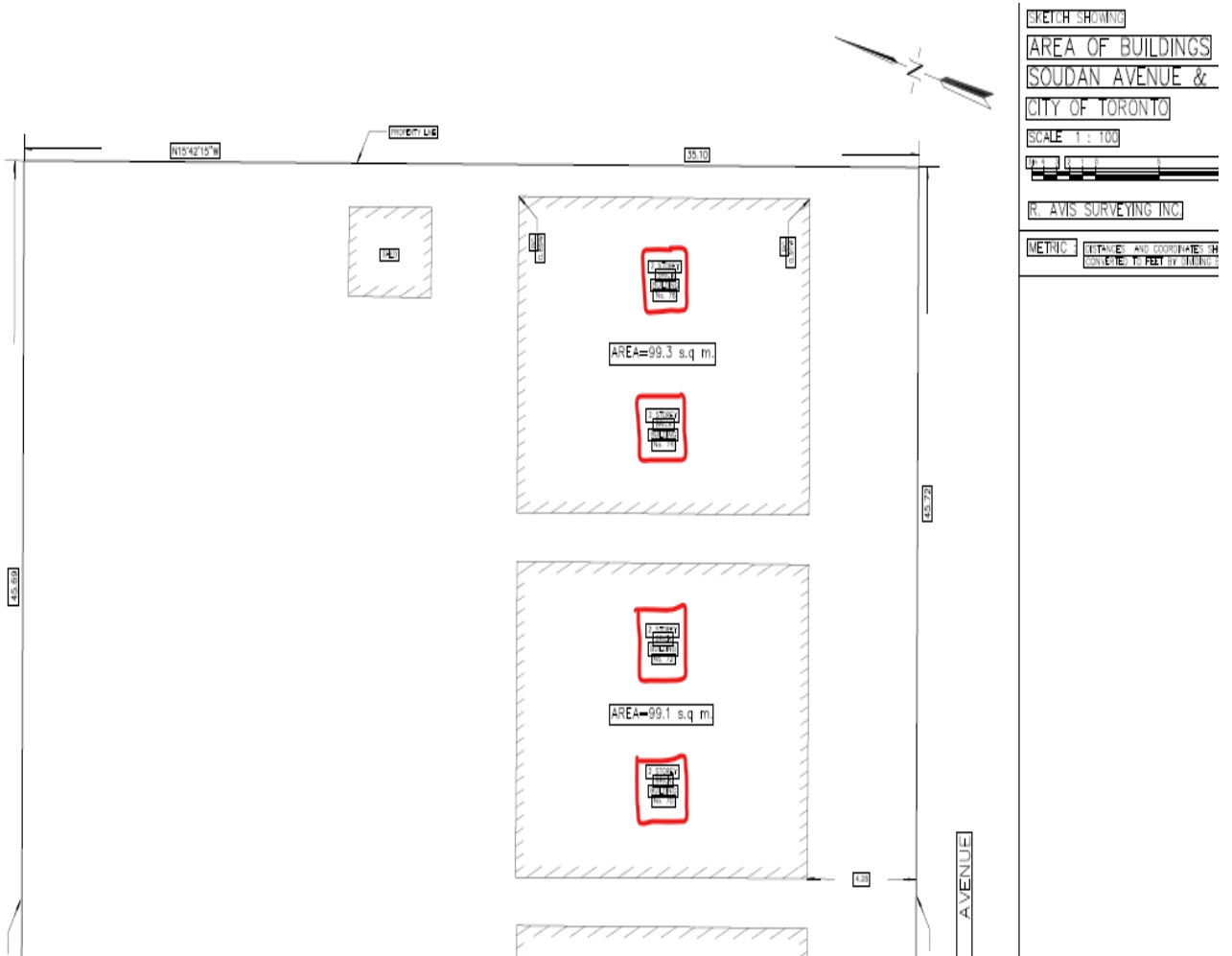
SIGNATURE

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

ATTACHMENTS

1. Survey
2. Letter from Applicant
3. Letter from Parks, Forestry & Recreation
4. Image of the Front of the House

Attachment 1: Survey



Attachment 2: Letter from Applicant

May 24, 2022

City of Toronto, Toronto Building
100 Queen Street West, 16th floor, East Tower
Toronto, Ontario
M5H 2N2

Attention: Mr. Asif Patel, Zoning Examiner

RE: 70-76 Soudan Avenue, Toronto / 55-65 Broadway Avenue
File No: 22-144221 DEM, 22-144228 DEM, 22-144232 DEM & 22-144233 DEM

Please accept this letter as a request for a demolition permit for 70, 72, 74 and 76 Soudan Avenue. These properties are to be conveyed as parkland to the City of Toronto to increase the size of an adjacent future park to be located east of 76 Soudan Avenue.

On August 18, 2017, Parks, Forestry & Recreation issued a letter confirming the offsite parkland dedication at 70-76 Soudan Avenue in connection with the redevelopment of 55 and 65 Broadway Avenue. A copy of the letter is attached. Subsequently, on November 7, 2017, City Council approved the zoning amendment application for 55-65 Broadway and approved an off-site parkland dedication at 70-76 Soudan Avenue. As a condition of conveyance, the parkland is to be transferred to the City free and clear above and below grade, all to the satisfaction of the Parks, Forestry & Recreation. A copy of the Council decision is attached to the letter.

Section 4.7 of the Section 37 agreement for 55-65 Broadway, stipulates that the offsite parkland at 70-76 Soudan Avenue is to be completed prior to issuance of the first above-grade permit for the development. As such, we require a demolition permit for 70-76 Soudan Avenue now to provide enough time to satisfy the conveyance conditions prior to the first above-grade permit. Currently, 55-65 Broadway Avenue is at the excavation stage and will reach up to grade by the Summer of 2023.

The development at 55 and 65 Broadway is approved and will provide much-needed supply of 389 condominium units and 389 rental units, of which 130 rental units are rental replacements. 25 of the rental replacement units are at the affordable range, with the remaining 105 rental replacement units at mid-range rents, all as outlined in the Section 111 agreement for 55-65 Broadway. It is imperative that construction can proceed without delay to deliver this supply of rental housing, especially to those 48 eligible tenants waiting to move back into the property. Furthermore, the rental building is being financed by Canada Mortgage Housing Corporation (CMHC) through the Rental Construction Financing Initiative (RCFI) program to supply nearly 40% of the rental units at 55 Broadway Avenue as affordable for Canadians at or below 30% of median total income, of which a large subset of rents are at or below 21% of median total income. As evident, this is a critical project for affordable housing in the City of Toronto.

We kindly request that a demolition permit be issued for 70-76 Soudan Avenue to allow the project to proceed without delay and provide affordable housing and much needed parkland to the mid-town neighbourhood.

Sincerely,



Attachment 3: Letter from Parks, Forestry and Recreation



Parks, Forestry & Recreation
Michael Schreiner, Director
PD&CP Branch

Metro Hall
55 John Street
24th Floor
Toronto, Ontario M5V 3C6

Andrea Bake
Parks Planner,
PD&CP Branch
Development Applications Unit

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www.toronto.ca/parks

Date: August 18, 2017

To: Times Group Corp.

From: Rosanne Clement, Project Manager, Development Applications Unit,
Parks Forestry & Recreation, 24th Floor, Metro Hall

Subject: **Parkland Dedication Requirements**
55 & 65 Broadway Avenue

Dear |

This letter is to confirm the acquired off-site parkland dedications at 70, 72, 74 and 76 Soudan Avenue, for a total area of approximately 615 square meters, fully satisfies the parkland requirements from the application at 55 and 65 Broadway Avenue. The owner will be required to convey the lands in accordance with Parks, Forestry and Recreation standards, to the satisfaction of the General Manager, PFR.

Your attention to this matter is appreciated. Should you have any questions or require additional information, please contact Andrea Bake, South District Parks Planner, at andrea.bake@toronto.ca or office number 416-392-8466.

A handwritten signature in black ink that reads "Andrea Bake". The signature is written in a cursive, flowing style.

for Rosanne Clement
Project Manager, Development Applications Unit

cc: Rosanne Clement, Project Manager, Development Applications Unit

Attachment 4: Image of the Front of the House

