

Residential Demolition Application – 85 Raglan Avenue

Date: March 17, 2023
To: Toronto and East York Community Council
From: Bill Stamatopoulos, Director & 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 from City Council 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 three-storey detached single family dwelling, at 85 Raglan Avenue (Application No. 23 105375 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 85 Raglan Avenue, and decide to:

1. Refuse the application to demolish the three-storey detached single family dwelling and detached garage buildings because there is no permit to replace the building on the site at this time; or
2. Approve the application to demolish the three-storey detached single family dwelling and detached garage buildings without any conditions; or
3. Approve the application to demolish the three-storey detached single family dwelling and detached garage buildings with the following conditions:

- a) That construction fences be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, 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 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 January 19th, 2023, the applicant submitted a demolition application, on behalf of the owner to demolish the existing three-storey detached single family dwelling and detached garage at 85 Raglan Avenue without a replacement building permit.

The letter dated February 27th, 2023 identifies that the lands at 85 Raglan Avenue will be conveyed to the City as was approved by Council and included in Schedule A (Section 37 Requirements) of Zoning By-Law 1050-2022 and Schedule C (Section 37 Requirements) of Zoning By-Law 1049-2022 as part of the zoning amendment approval for the development at 91-101 Raglan Ave.

Furthermore, the lands at 85 Raglan Avenue are currently incorporated in the Construction Management Plan for the redevelopment of the site to the south at 65-83 Raglan Avenue. The owner has been asked by the local Councillor and Transportation Services to minimize construction staging on the public right -of-way. To that effect, the land at 85 Raglan Avenue was incorporated in the Construction Management Plan and has been flagged for construction staging and storage.

The existing three-storey detached single dwelling is currently vacant with all services and utilities previously disconnected including Toronto Hydro which was disconnected on March 2nd, 2023 to complete all service disconnections.

The property is not listed nor designated as having heritage value under the Ontario Heritage Act. The property is not under a Ravine and Natural Feature Protection By-Law or under the TRCA's regulation limit.

CONTACT

Diana Yacoub, Manager , Plan Review, Toronto and East York District
T (416) 395-7534
E-mail: Diana.Yacoub@toronto.ca

SIGNATURE

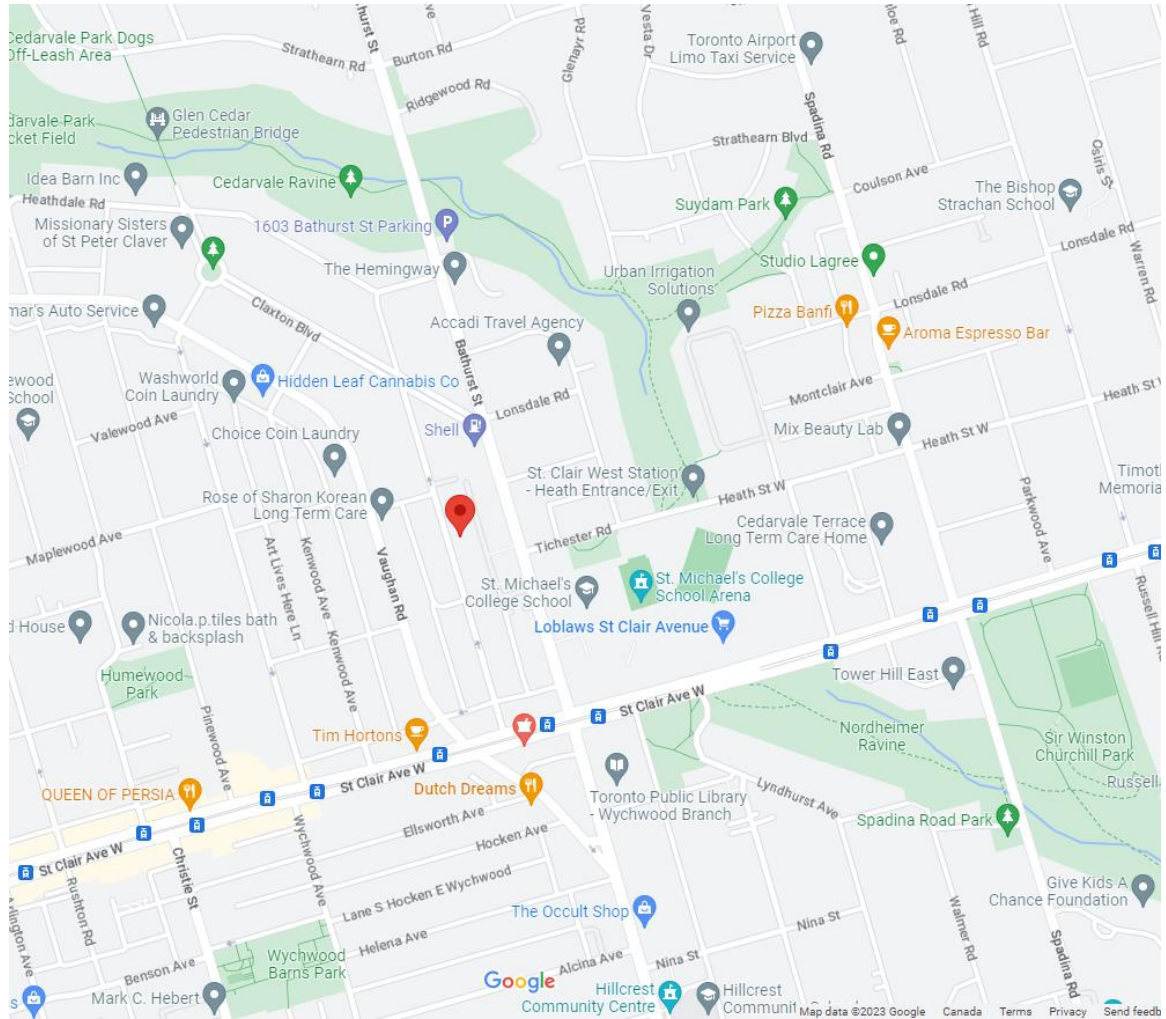
Bill Stamatopoulos
Director & Deputy Chief Building Official, Toronto Building,
Toronto and East York District

ATTACHMENTS

1. Site Plan
2. Map
3. Letter from Applicant

Residential Demolition Application – 85 Raglan Avenue

Attachment 2: Map



Attachment 3: Letter from Applicant

Raglan Building Group Inc.

February 27, 2023

Toronto Building
Toronto City Hall – 16th floor
100 Queen St W.
Toronto, ON M5H 2N2

Attn: Diana Yacoub, Manager Plan Review

RE: Demolition Permit Application #23 105375 DEM 00 DM – 85 Raglan Avenue

Dear Ms. Yacoub,

This letter is issued to request the Toronto and East York Community Council grant a demolition permit without a replacement building for our property at 85 Raglan Avenue. Our contractor, CSE Structural Forensic & Rehabilitation Services, had applied in January, and we have since been advised through the Examination Notices that Community Council approval is required for the issuance of the permit.

The demolition request encompasses a 3-storey detached single family home with a separated stand-alone garage in the back of the property. The house has three storeys: first storey and second storeys are 768 square feet each, and the top storey is 456 square feet. This brings the house to a total area of 1,992 square feet. It also features a full basement. The oversized single vehicle garage in the back of the property has an area of approximately 470 square feet.

The demolition permit application was made without a replacement building, as the lands at 85 Raglan Avenue will be conveyed to the City. This was approved by City Council and included in Schedule A (Section 37 Requirements) of Zoning By-Law 1050-2022 and Schedule C (Section 37 Requirements) of Zoning By-Law 1049-2022. The decision was part of the zoning amendment approval for our redevelopment at 91-101 Raglan Avenue. As per Section A. (a), the lands will have to be conveyed prior to the issuance of the first above grade building permit, and the owner must submit a Rental Housing Demolition Application. Please refer to Section A. (a) of the respective Zoning By-Laws referenced above for details.

Furthermore, the lands at 85 Raglan Avenue are currently incorporated in our Construction Management Plan (CMP) for the redevelopment of our site to the south at 65-83 Raglan Avenue. We have been asked by the local Councillor and Transportation Services to minimize construction staging on the public right-of-way. To that effect, we have incorporated the lands at 85 Raglan Avenue into our CMP and have it flagged for construction staging and storage. We

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can provide a copy of the CMP in the coming weeks, as the draft is finalized and issued for SPA.

Additionally, the property at 85 Raglan Avenue is already vacant with all services and utilities but Toronto Hydro already having been disconnected. We have submitted a disconnection request with Toronto Hydro, as well, but they required a demolition permit application submission before approving the disconnection request. We are expecting that to be cleared up no later than March 15th, 2023, which would complete all our service disconnections.

The property is not listed nor designated as having heritage value under the Ontario Heritage Act. The property is not under a Ravine and natural Feature Protection By-Law or under the TRCA's regulation limit.

As referenced above, please find the following documentation attached for your reference and review:

- Toronto City Council agenda item 2022.TE34.12, dated July 19, 2022
- City of Toronto Zoning By-Law 1049-2022, dated August 10, 2022
- City of Toronto Zoning By-Law 1050-2022, dated August 10, 2022
- Survey by R. Avis dated February 24, 2023

If any further information is required, please feel welcome to connect with us

Sincerely,