

## **Residential Demolition Applications – 73, 75 and 77 McGill Street**

**Date:** August 31, 2023  
**To:** Toronto and East York Community Council  
**From:** Bill Stamatopoulos, Deputy Chief Building Official and Director Toronto Building  
**Wards:** Ward 13 (Toronto-Centre)

### **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 Chapter 363, under the authority of Section 33 of the Planning Act, the applications for the demolition of existing three storey single family dwellings at 73, 75 and 77 McGill Street (Application No. 23 180006 DEM 00 DM, 23 180163 DEM 00 DM and 23 180152 DEM 00 DM) are being referred to the Toronto and East York Community Council for consideration to refuse or grant the application, including any conditions to be attached to the permit application because a building permit application for a replacement building has not been made.

### **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 applications for 73, 75 and 77 McGill Street and decide to:

1. Refuse the applications to demolish the existing three storey single family dwellings because there is no permit to replace the building on the site at this time; or
2. Approve the applications to demolish the existing three storey single family dwellings without any conditions; or

3. Approve the applications to demolish the existing three storey dwellings 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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There are no financial impacts to the City resulting from the recommendations in this report.

## **DECISION HISTORY**

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There is no City Council or Community Council decision history for these properties.

## **COMMENTS**

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Three applications were submitted to the City on July 26, 2023, regarding the proposal to demolish townhouse dwellings at 73, 75 and 77 McGill Street, all of which are three stories in height.

On November 8, 2022, a Zoning By-Law Amendment application (22 227435 STE 13 OZ) was made to facilitate the redevelopment of the site. The proposal contemplates a 43-storey mixed-use building while preserving the current 8 and 12-storey student residences. This proposal is currently under review.

The existing buildings are presently not on the list of historically designated buildings. Furthermore, the land is not located within a Toronto and Region Conservation Authority regulated area.

## **CONTACT**

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**SIGNATURE**

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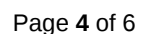
Bill Stamatopoulos  
Director & Deputy Chief Building Official, Toronto Building  
Toronto and East York District

**ATTACHMENTS**

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1. Survey
2. Request Letter

## Residential Demolition Applications – 73, 75, 77 McGill Street



## Attachment 2: Request Letter

GOLDBERG GROUP LAND USE PLANNING AND DEVELOPMENT  
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April 25, 2023

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**RE: Residential Demolition Permit Application  
73 to 77 McGill Street, City of Toronto  
396 Church Facility Inc.**

We are the planning consultants on behalf of 396 Church Facility Inc., the owners of the lands located on the south side of McGill Street, west of Church Street, municipally known as 73 – 77 McGill Street, in the City of Toronto (the “subject site”). The subject site is currently occupied by three (3) 3-storey townhouses which are currently vacant.

On October 24, 2022, an Official Plan, Zoning By-law and Site Plan Control applications were filed for a consolidated site, municipally known as 396 – 398 Church Street, 50 Gerrard Street East and 73- 77 McGill Street. The applications propose to construct a new 43-storey mixed-use building on the site. The applications are currently under review (File # 22 227435 STE 13 OZ and 22 227434 STE 12 SA).

The owners are seeking a demolition permit for the three (3) existing 3-storey townhouses at 73 – 77 McGill Street. These lands form part of the above mentioned development application site and will ultimately be redeveloped in a form as approved through the Community Planning Application process. All three townhomes are vacant and boarded up.

The property immediately to the west of the subject site (71 McGill Street) is experiencing significant foundation issues which can only be safely, efficiently and cost effectively resolved with access through the subject site. We understand these foundation issues have created safety concerns related to the potential collapse of part of the garage under 71 McGill and could potentially undermine both the existing structure at 71 McGill (neighbour’s site), and possibly the structure at 73 McGill (our site). The demolition of the existing buildings on the subject site would allow unencumbered access and cost-effectively allow fixing the adjacent underground wall at 71 McGill from the site at 73 McGill. Demolition would allow for larger machines to access for excavation and construction temporarily while repairs are underway, instead of requiring hand tool only while transporting equipment and materials through the existing vacant house at 73 McGill. We understand from the owner of 71 McGill that this issue has been ongoing for several years; a building permit to repair this wall was first issued in 2018. However, the previous owner of 73 McGill Street was uncooperative and refused access through 73 McGill to the owner of 71 McGill street to conduct the needed repairs.

Since acquiring 73 McGill Street in 2022, the Owner has been cooperating with the owner of 71 McGill to facilitate this repair. The Owner has had several constructive conversations with both the owner of 71 McGill Street, the Councilor's office and City Staff and are making every effort to assist in resolving this issue. Demolition of 73-77 McGill is the necessary first step in getting these repairs done.

From a cost, scheduling, and entitlement perspective, it is not feasible for the Owner to demolish 73 McGill alone, as they are rowhouses, attached and all remain vacant. 73, 75 and 77 McGill will all be demolished to permit the proposed development on the site, and this demolition should occur in a single phase. Additional borehole drilling will be required on the site as part of the development application and demolition of all three buildings is also needed to facilitate that drilling.

We kindly request this Demolition Permit application for 73, 75 and 77 McGill be forwarded to Community Council for consideration. If you have any questions or require additional information, please do not hesitate to contact

Yours truly,

**GOLDBERG GROUP**

cc. 396 Church Facility Inc., c/o Podium Development Management Corp.

Councillor Chris Moise [Councillor Moise@toronto.ca](mailto:Moise@toronto.ca)  
Selva Panchanatham [Selva.Panchanatham@toronto.ca](mailto:Selva.Panchanatham@toronto.ca)