

Residential Demolition Application – 95 & 99 Strachan Avenue

Date: August 31, 2023
To: Toronto and East York Community Council
From: Bill Stamatopoulos, Deputy Chief Building Official and Director
Wards: Ward 10 (Spadina - Fort York)

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 Chapter 363, under the authority of Section 33 of the Planning Act, the applications for the demolition of the existing three storey townhouse dwellings at 95 and 99 Strachan Avenue (Application Nos. 23 126286 DEM 00 DM and 23 126460 DEM 00DM) are being referred to the Toronto and East York Community Council for consideration to refuse or grant the applications, including any conditions, if any, to be attached to the permit applications 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 applications for 95 and 99 Strachan Avenue and decide to:

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

The recommendations in this report have no financial impact.

DECISION HISTORY

On May 24, 2023, the item was deferred to the June 22, 2023 meeting of the Toronto and East York Community Council.

On June 22, 2023, the Toronto and East York Community Council referred the item back the Director and Deputy Chief Building Official, Toronto Building, Toronto and East York District for further consideration.

COMMENTS

Rezoning By-law Amendment application (18 153602 STE 19 OZ) is currently under review to facilitate the redevelopment of the site. The proposal contemplates a 14-storey mixed-use building and is presently under review. This planning application was filed on May 4th, 2018.

The City has received two applications for the proposal to demolish the existing three storey townhouse dwellings located at 95 and 99 Strachan Avenue. The demolition applications were received on March 23rd, 2023 and March 24th, 2023 respectively.

On September 20th, 2022, applications were filed for a Heritage façade retention system. The current structures are presently on the list of historically designated buildings. Furthermore, the land is not located within a Toronto and Region Conservation Authority regulated area.

On August 11, 2023, the City received a building permit application for the new 14-storey mixed-use building. It is currently under review.

CONTACT

Brandon Cipolletta, Manager, Plan Review.Toronto and East York District
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SIGNATURE

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

ATTACHMENTS

1. Survey
2. Letter from applicant

Residential Demolition Applications – 95 and 99 Strachan Avenue

Attachment 2: Letter from applicant

May 2, 2023

Toronto Building

100 Queens St West

Toronto, Ontario

95 and 99 Strachan Ave - Residential Demolition – Community Council Referral

Please be informed that the following addresses, with reference residential demolition permit application, contain dwelling unit:

95 Strachan Avenue – 23 126286 DEM 00 DM – 1 two-bedroom dwelling unit.

99 Strachan Avenue – 23 126460 DEM 00 DM – 1 three-bedroom dwelling unit.

Please find attached email confirmation of these dwelling units for these addresses, dated March 30, 2023, from Christine Ono, Project Manager, Strategic Initiatives, Policy & Analysis, City Planning.

All buildings within this site, including 95, 97, 99 Strachan Avenue, and 938, 944, 950 King Street West, will be demolished under as part of a redevelopment proposal. Only 95 and 99 Strachan Avenue currently contain residential dwelling units. All other addresses contain only dwelling rooms, which are not subjected to residential demolition control.

Due to long processes such as Heritage approval, our construction schedule, and sufficient lead time needed to reinforce and shore up the heritage façade, which will require concurrent demolition of all the existing buildings, we would greatly appreciate that Toronto and East York Community Council to approve our residential demolition request for 95 and 99 Strachan Avenue, instead of waiting for their replacement building permits to be issued, which can take a long time.

Please let me know if you have any questions.

Mar 28, 2023, 11:14 AM
(8 days ago)

to Andrew, Christine, bcc: Joshua, bcc: Nicole

Good morning Andrew,

Thank you again for such a prompt response.

Good morning Christine,

We will need information regarding the exact location of the 2 dwelling units, and their civic address, in order to help the Manager Plan Review correctly mention them in his Staff Report to the community council, plus correctly reference the proper demolition permit that will need community council's residential demolition approval. Looking forward to hearing back from you soon. Thanks.

Best regards,

Virus-free www.avg.com



Christine Ono

Mar 30, 2023, 1:03 PM
(6 days ago)

to me, Andrew

Hello Andrew and Wade,

Based on the site visit notes, the 2 dwelling units are located at 99 Strachan Avenue and 95 Strachan Avenue.

Please let me know if you require any additional information.

Thanks,
Christine

Christine Ono
Project Manager
Strategic Initiatives, Policy & Analysis
City Planning
[City of Toronto](#)
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