

Residential Demolition Application – 11 Hollis Street and 13 Hollis Street

Date: September 04, 2024

To: Etobicoke York Community Council

From: Deputy Chief Building Official and Director, Toronto Building, Etobicoke York District

Wards: Ward 5 – South-Weston

SUMMARY

This staff report is about a matter for which the Etobicoke 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 1.5 storey frame dwellings located at 11 Hollis Street (Application No. 24 207777 DEM 00 DM) and 13 Hollis Street (Application No. 24 207795 DEM 00 DM) is being referred to the Etobicoke York Community Council to refuse or grant the demolition applications, including any conditions to be attached to the permit, because a building permit has not been issued for a replacement building.

RECOMMENDATIONS

The Deputy Chief Building Official and Director, Toronto Building, Etobicoke York District recommends that the Etobicoke York Community Council give consideration to the demolition application and decide to:

1. Refuse the application to demolish the vacant residential building because there is no permit application to replace the building on the site; or
2. Approve the application to demolish the vacant residential building without any conditions; or

3. Approve the application to demolish the vacant residential building 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 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

There are no financial impacts.

DECISION HISTORY

There is no history for these properties.

COMMENTS

On September 4th, 2024, an application for the demolition of an existing 1.5 storey dwelling at 11 Hollis Street and 13 Hollis Street was submitted to Toronto Building. A building permit application for a replacement dwelling has not been submitted for any of these buildings.

In a letter dated September 3rd, 2024, the Contractor, STRABAG Inc. - Division 31 International and Tunneling, outlined the reasons for requiring demolition permits at this time. The letter indicates the property at 11 Hollis Street and 13 Hollis Street is required for a as a laydown area for the construction of the Advance Tunnel Contract 2 (ATC2) for Eglinton Crosstown West Extension (ECWE) Transit project. The subject property is currently leased by Metrolinx for the purposes of construction of the ECWE Transit project. The owner (Hollis Dev LP) of 11- 23 Hollis Street has submitted a site plan approval application and a zoning by-law amendment (21 177934 WET 05 OZ) on June 30, 2021 for a Proposed 48-storey residential building, comprising of a 6-storey base building with a 42-storey tower. The building will include a total of 583 dwelling units, 103 car parking spaces in three levels of underground parking, 585 bicycle parking spaces and a gross floor area (GFA) of 39,217 square metres, resulting in a density of 17.6 FSI. The applicant is progressing through the development approval process.

Residential Demolition Application- 11 Hollis Street and 13 Hollis Street

In a letter dated September 3rd, 2024, STRABAG Inc. - Division 3I International and Tunneling has outlined that all utility connections will be disconnected prior to demolition commencing (domestic water, sanitary, gas, and hydro). The letter indicates the building is vacant, boarded up and there are not residents living in the building.

The application for the demolition of the residential buildings have been circulated to Heritage Preservation Services, Urban Forestry, and the Ward Councillor. At present, a review of the City's Heritage inventory register indicates that the buildings are neither listed nor designated under the Ontario Heritage Act nor is the land located in an area regulated by the Toronto and Region Conservation Authority. Removal of any by-law protected privately owned and City owned trees requires approval and permits from Urban Forestry prior to any demolition activity.

Since the building at 11 Hollis Street and 13 Hollis Street is residential and a building permit for a replacement building has not been issued for the site, this application is being referred to the Etobicoke York Community Council. In such cases, the Municipal Code requires Community Council to approve or refuse the demolition permit.

CONTACT

Paul Dhir

Manager, Plan Review
T (416) 396-7326
E-mail: Paul.Dhir@toronto.ca

SIGNATURE

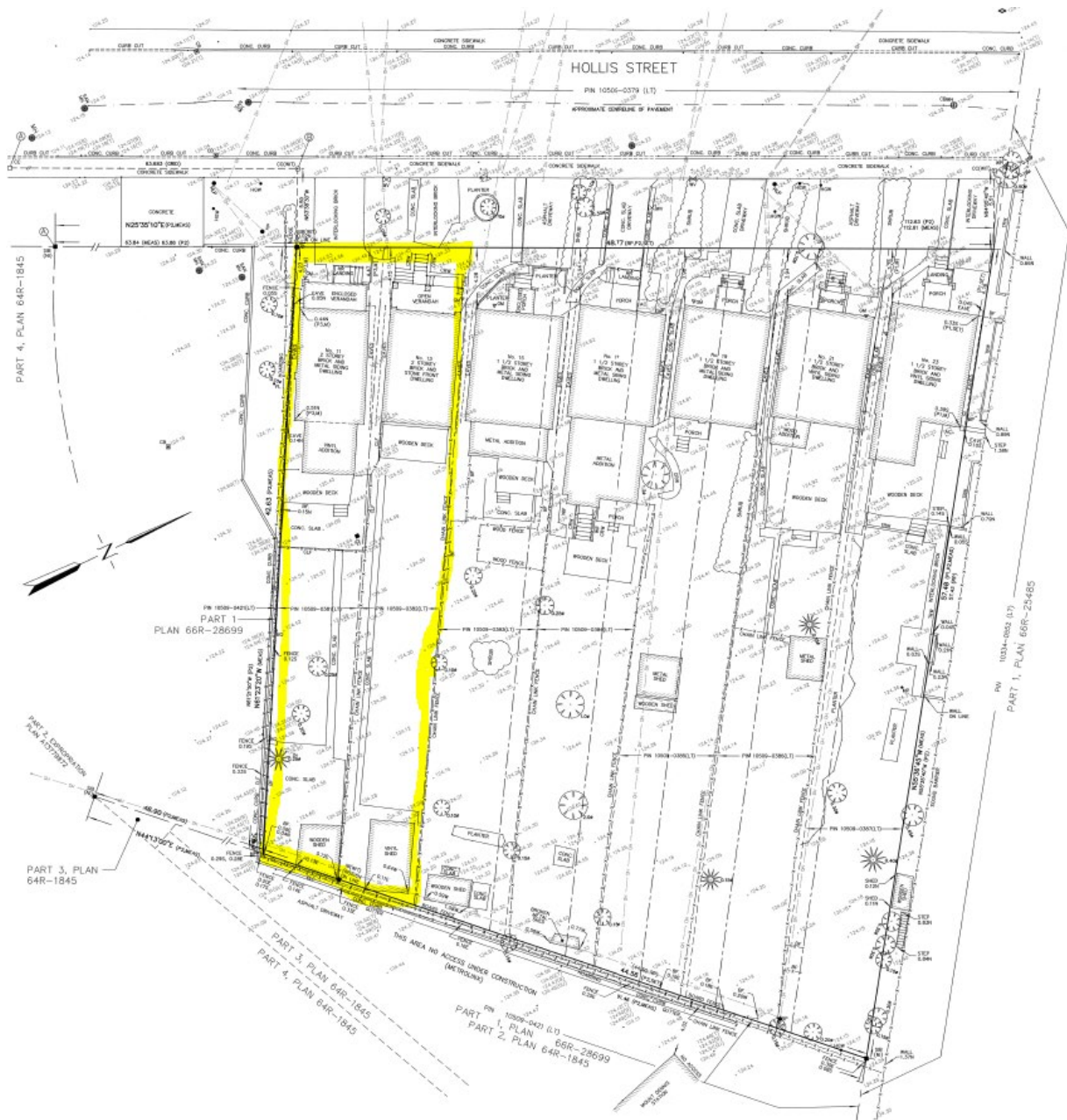
Frank Stirpe
Deputy Chief Building Official and Director, Toronto Building Etobicoke York District

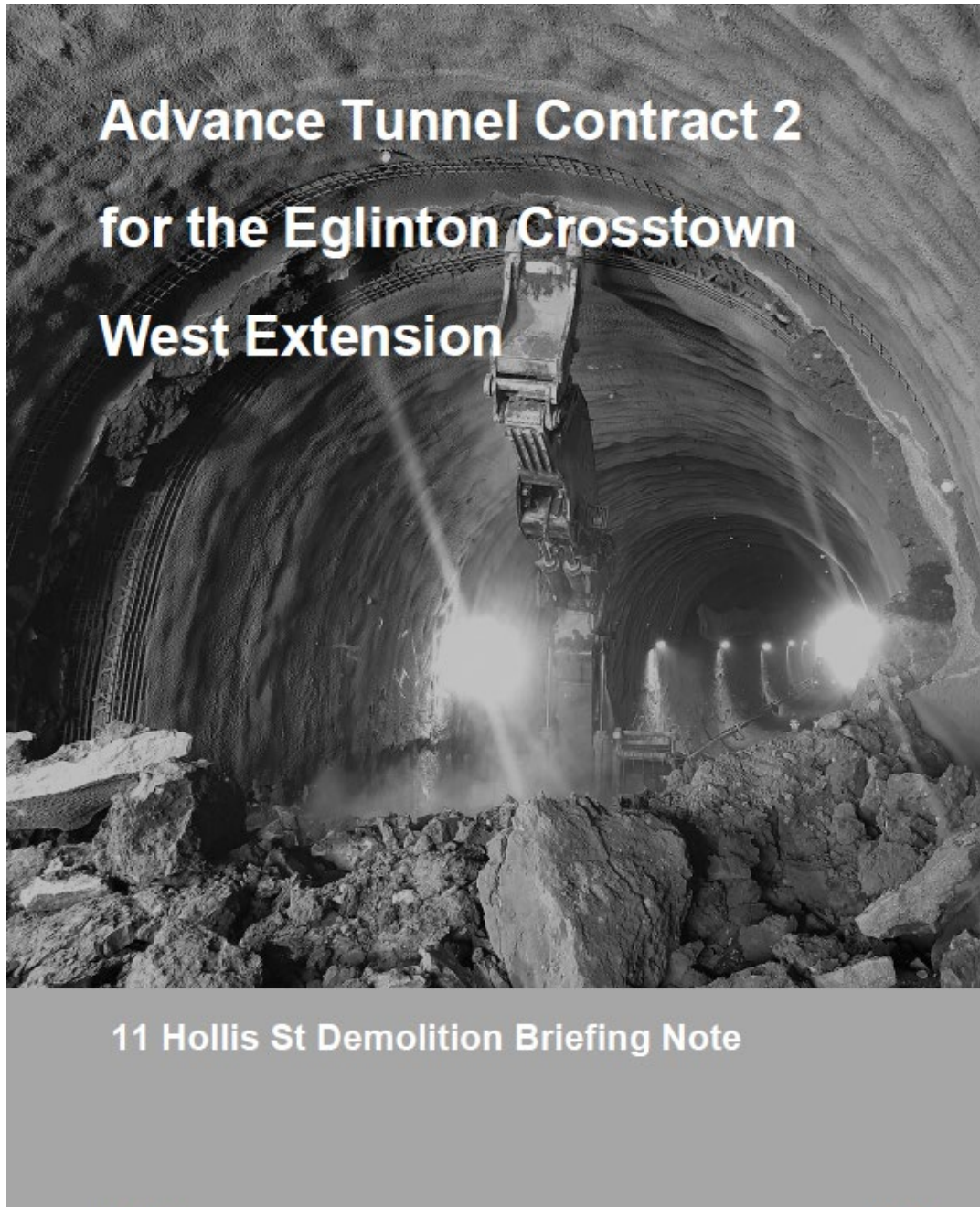
ATTACHMENTS

Attachment 1. Clip from Survey of 11 Hollis Street and 13 Hollis Street
Attachment 2. Letter from STRABAG Inc. - Division 3I International and Tunneling
Attachment 3. Site Photo 11 Hollis Street and 13 Hollis Street

Residential Demolition Application- 11 Hollis Street and 13 Hollis Street

Attachment 1: Clip from Survey of 11 Hollis Street and 13 Hollis Street





| 2024-09-03

Page 1

OVERVIEW

Project Overview

The Advance Tunnel Contract 2 (ATC2) for Eglinton Crosstown West Extension (ECWE), collectively referred to as the "Project", includes the design and construction of the Mt. Dennis Tunnel, Jane Portal, Mt. Dennis Shaft and associated structures and other work by Project Co in advance of subsequent ECWE contracts. The Project is located alongside Eglinton Ave between Fergy Brow Park and the existing Mt. Dennis Station. The scope includes the design and construction of a approximately 605m long section of the Eglinton Crosstown West Extension.

The scope of the contract as prescribed in the Project Agreement (PA), includes the design and construction of:

- Two single track tunnels with one cross passage
- Tunnel construction by Sequential Excavation Method ("SEM")
- Design and supply of excavation equipment and materials for the tunnels;
- Launch shaft and associated support of excavation, permanent cut and cover tunnel and portal U-section structure;
- Exit shaft and associated support of excavation;
- Civil works such as provision of pedestrian and cycling infrastructure;
- Utility works including protect-in-place or relocation works;
- Temporary and permanent restoration of affected areas, and;
- All activities necessary to build the project (e.g., disposal of excavated material, temporary power supply, lighting, ventilation, draining and dewatering infrastructure).

Reason for demolition: to obtain additional laydown area for the construction of the extraction area. Metrolinx has a lease agreement with the property owner which allows them to demolish the property.

Utility Connections: all connections will be disconnected prior to demolition commencing (domestic water, sanitary, gas, and hydro).

Tenants residing in building: the build is boarded up. There are no residents living in the building.

Information on proposed redevelopment: There is a proposal by Hollis Dev LP to construct a 34-storey residential building from Proposed redevelopments: please see the attached proposal for the property. File # 21 177934 WET 05 OZ. See attached notice on site.

Picture of existing building: please see attached.

Cheers,

Joe Medeiros

Manager, PLAA



STRABAG Inc. - Division 3I International and Tunneling

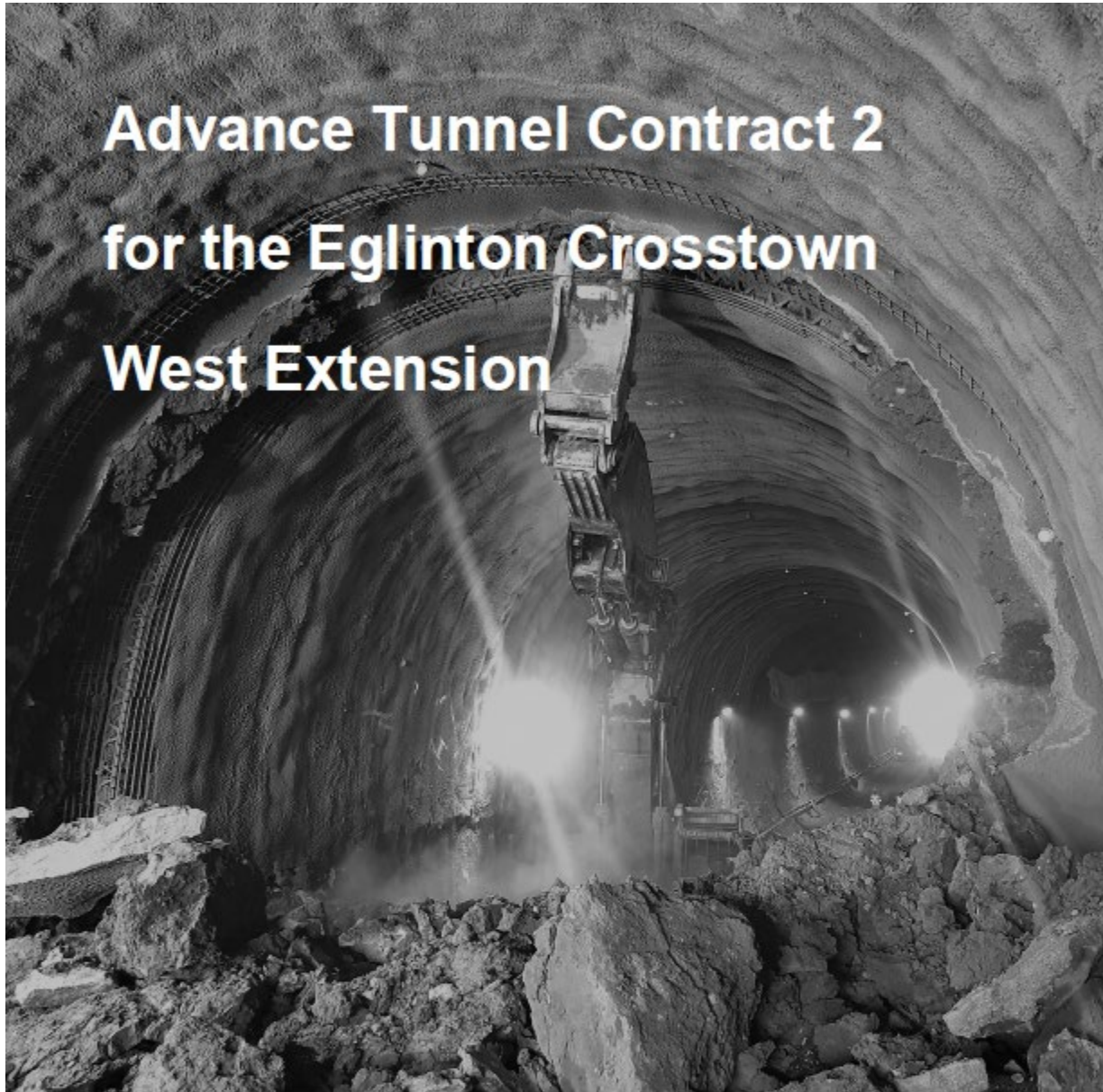
6790 Century Ave. Suite 401

Mississauga, ON, Canada L5N 2V8

Mobile 416 807 2376

joe.medeiros@strabag.com

Advance Tunnel Contract 2 for the Eglinton Crosstown West Extension



13 Hollis St Demolition Briefing Note

| 2024-09-03

Page 1

OVERVIEW

Project Overview

The Advance Tunnel Contract 2 (ATC2) for Eglinton Crosstown West Extension (ECWE), collectively referred to as the "Project", includes the design and construction of the Mt. Dennis Tunnel, Jane Portal, Mt. Dennis Shaft and associated structures and other work by Project Co in advance of subsequent ECWE contracts. The Project is located alongside Eglinton Ave between Fergy Brow Park and the existing Mt. Dennis Station. The scope includes the design and construction of a approximately 605m long section of the Eglinton Crosstown West Extension.

The scope of the contract as prescribed in the Project Agreement (PA), includes the design and construction of:

- Two single track tunnels with one cross passage
- Tunnel construction by Sequential Excavation Method ("SEM")
- Design and supply of excavation equipment and materials for the tunnels;
- Launch shaft and associated support of excavation, permanent cut and cover tunnel and portal U-section structure;
- Exit shaft and associated support of excavation;
- Civil works such as provision of pedestrian and cycling infrastructure;
- Utility works including protect-in-place or relocation works;
- Temporary and permanent restoration of affected areas, and;
- All activities necessary to build the project (e.g., disposal of excavated material, temporary power supply, lighting, ventilation, draining and dewatering infrastructure).

Reason for demolition: to obtain additional laydown area for the construction of the extraction area. Metrolinx has a lease agreement with the property owner which allows them to demolish the property.

Utility Connections: all connections will be disconnected prior to demolition commencing (domestic water, sanitary, gas, and hydro).

City services provided to the building: domestic water and sanitary sewer are connected. Strabag has been in talks with Toronto Water to get these services disconnected.

Tenants residing in building: the building is boarded up. There are no residents living in the building.

Information on proposed redevelopment: There is a proposal by Hollis Dev LP to construct a 34-storey residential building from Proposed redevelopments: please see the attached proposal for the property. File # 21 177934 WET 05 OZ. See attached notice on site.

Picture of existing building: please see attached.

Cheers,

Joe Medeiros

Manager, PLAA



STRABAG Inc. - Division 3I International and Tunneling

6790 Century Ave. Suite 401

Mississauga, ON, Canada L5N 2V8

Mobile 416 807 2376

joe.medeiros@strabag.com

Attachment 3: Site Photo 11 Hollis Street



Attachment 3: Site Photo 13 Hollis Street

