

Residential Demolition Application – 230 Royal York Road

Date: September 18, 2024

To: Etobicoke York Community Council

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

Wards: Ward 3 - Etobicoke Lakeshore

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 two existing 2 storey stone and stucco dwelling located at 230 Royal York Road (Application No. 24 108596 DEM) is being referred to the Etobicoke York Community Council to refuse or grant the demolition applications, including any conditions to be attached to the permits, 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 this property.

COMMENTS

On January 26, 2024, an application for the demolition of the existing stone and stucco dwelling located at 230 Royal York Road was submitted to Toronto Building. A building permit application for a replacement dwelling has been submitted for the building but is not able to be issued due to outstanding applicable law, notably Site Plan Approval, and Ontario Building Code compliance deficiencies, which the Owner is working to resolve.

In a letter dated June 14th, 2024, the Owner 230 Royal York LP, which is a part of Leader Lane Developments, has indicated that they wish to demolish the building located at 230 Royal York Road to ensure that the site is ready for the delivery of pre-fabricated mass timber and to facilitate the site preparations for the proposed geothermal drilling needed to meet Tier 2 Toronto Green Standards. An application for building permit to construct a new 9 storey mixed-use building with at-grade commercial and residential units as well as purpose built rental units above has been received and is currently under review.

The building permit review is underway, but due to the complexity of the design and need for Alternative Solutions, the permit is not in a position to be issued. Similarly, the Site Plan Approval is also outstanding. The applicant is close to receiving their Notice of Approval Conditions (NOAC) and site plan approval is anticipated by the fall of 2024. City Planning has noted that the issuance of NOAC and ultimately Site Plan Approval is tied to a tenant assistance plan as there are existing rental units which are to be replaced. While entrance to the building was not granted as the building was vacant

during inspections of the site on June 19th, 2024, the inspector noted that the house appeared to be in liveable condition and that no unlawful demolition had taken place. The tenants which are to be relocated have all been vacated from the premises and a Section 45(9) Agreement has been executed and is in the process of being registered on title, as confirmed by City Planning Staff.

The application for the demolition of the residential building has 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 building is 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 230 Royal York Rd 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

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Etobicoke York District
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SIGNATURE

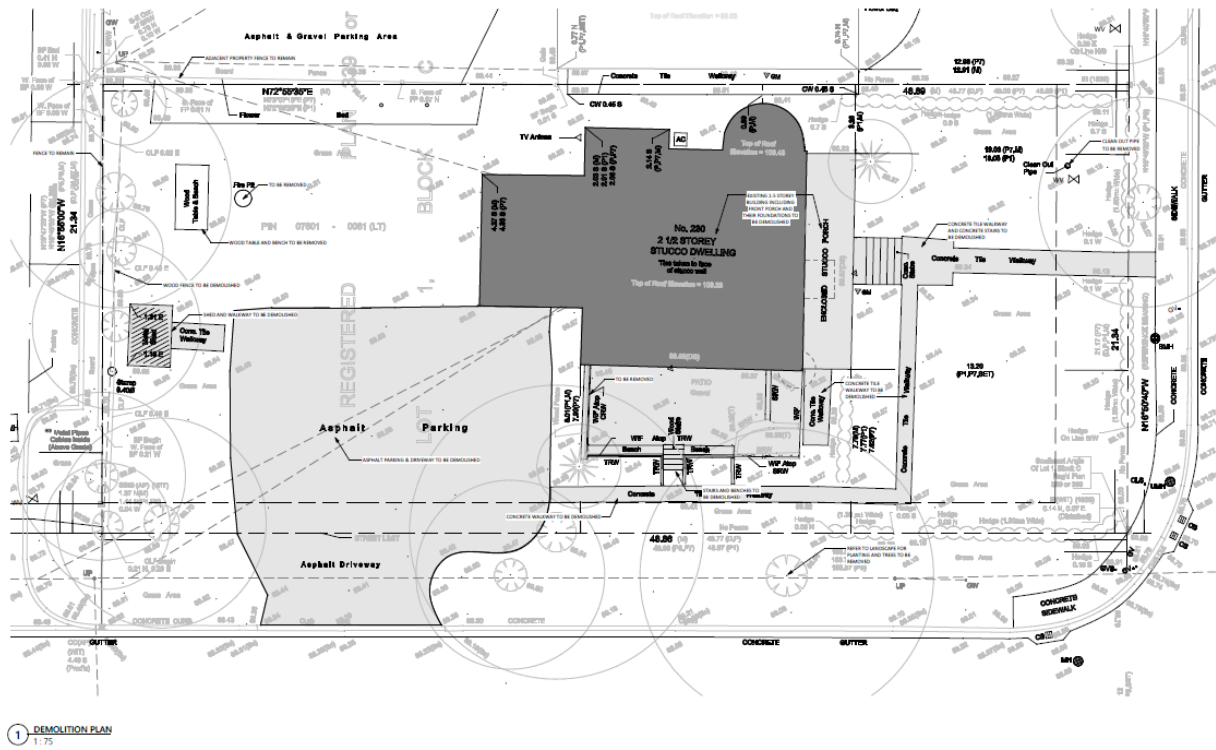


Frank Stirpe
Deputy Chief Building Official and Director, Toronto Building
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan of 230 Royal York Road
Attachment 2: Letter from the Owner
Attachment 3: Site Photos

Attachment 1: Site Plan of 230 Royal York Road



Attachment 2: Letter from the Owner



**Leader Lane
Developments**

Leader Lane Developments c/o Alexandra Simpson
230 Royal York LP
150 Elgin Street, Suite 1000
Ottawa, ON
K2P 1L4

June 14, 2024

ATTN: Joshua Amorim – Manager of Plan Review
Etobicoke York District
2 Civic Centre Court
Toronto, ON
M9C 5A3

RE: Demolition Permit 24 108596 00 DM at 230 Royal York Road

Dear Mr. Amorim,

Thank you for taking the time to review our letter. We are writing to request advanced approval of our application to demolish the existing 2.5 storey residential building at 230 Royal York Road. This will allow us to begin site preparation and geothermal drilling to ensure an efficient construction process that delivers a supply of 60 new rental units to the market, faster.

As background, an application to demolish the existing detached building was made in January 2024 and notice of conditional approval was received on February 8th on the basis that a replacement building permit is issued. A building permit has been submitted and is currently being reviewed under folder number 24 148243 BLD 00 NB. There are five Alternative Solutions required for permit approval due to the unique mass timber construction being proposed.

Approval of the building permit relies on a complete review from all commenting departments and fulfillment of all Notice of Approval Conditions from our application for Site Plan Approval (23 120166 WET 03 SA) which is anticipated to take some time. Our SPA is being reviewed by Daniel Kolominsky in Community Planning and we anticipate receiving NOAC shortly. Approval for all necessary variances was granted by the Etobicoke Committee of Adjustment on May 9th and determined to be Final and Binding on May 30th.

While review of the building permit is underway and we are working collaboratively with City staff to receive a timely approval, we are requesting issuance of the demolition permit prior to the building permit to allow us to start preparation for construction. The new building will be constructed largely from pre-fabricated mass timber components that are being



manufactured in Delta, BC and delivered to the site just-in-time. The benefits of this construction typology are numerous yet pose a unique challenge for construction scheduling and timing. To ensure that the site is ready for the pre-fabricated panels to be delivered, receiving the demolition permit in advance of the building permit would allow the team to ensure that the site is ready in time.

As part of our endeavor to create a highly sustainable building meeting TGS Tier 2 and One Planet Living standards, we are proposing to utilize geothermal energy for heating and cooling. Geothermal drilling needs to happen prior to starting construction and requires a clear site with space for mobilization of the drill rigs. Due to the site constraints, the existing building must be demolished before this can occur. Following geothermal drilling, the site will need to be cleared and prepared for construction start including tree removal, staging, and site prep. We would like to begin these activities as soon as possible, which is not possible without the building being demolished first.

We appreciate your consideration in issuing the Demolition Permit to assist construction activities of the development to move forward and deliver new housing supply. Please contact me if any further information is required.

Sincerely,

Signature

Attachment 3: Site Photos





