

## Residential Demolition Application – 87 Raglan Avenue

**Date:** April 8, 2024  
**To:** Toronto and East York Community Council  
**From:** Natasha Zappulla, Director and Deputy Chief Building Official,  
Toronto Building  
**Wards:** Ward 12 (Toronto – St. Paul's)

### SUMMARY

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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 two-storey single detached house at 87 Raglan Avenue (Application No. 24 121504 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

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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 application for 87 Raglan Avenue, and decide to:

1. Refuse the application to demolish the two-storey single detached single house because there is no permit to replace the building on the site at this time; or
2. Approve the application to demolish the two-storey single detached house without any conditions; or
3. Approve the application to demolish the two-storey single detached house 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**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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There is no decision history for this property

## **COMMENTS**

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On March 4<sup>th</sup>, 2024, the applicant submitted a demolition application, on behalf of the owner to demolish the existing two-storey single detached house at 87 Raglan Avenue without a replacement building permit.

The letter dated February 28<sup>th</sup>, 2024, identifies that the lands at 87 Raglan Avenue will be conveyed to the City prior to the issuance of the first above grade permit 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 87 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 87 Raglan Avenue was incorporated in the Construction Management Plan and has been flagged for construction staging and storage.

The existing two-storey single detached house is currently vacant with all services and utilities previously disconnected including Toronto Hydro.

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**

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

## **SIGNATURE**

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Natasha Zappulla  
Director & Deputy Chief Building Official, Toronto Building,  
Toronto and East York District

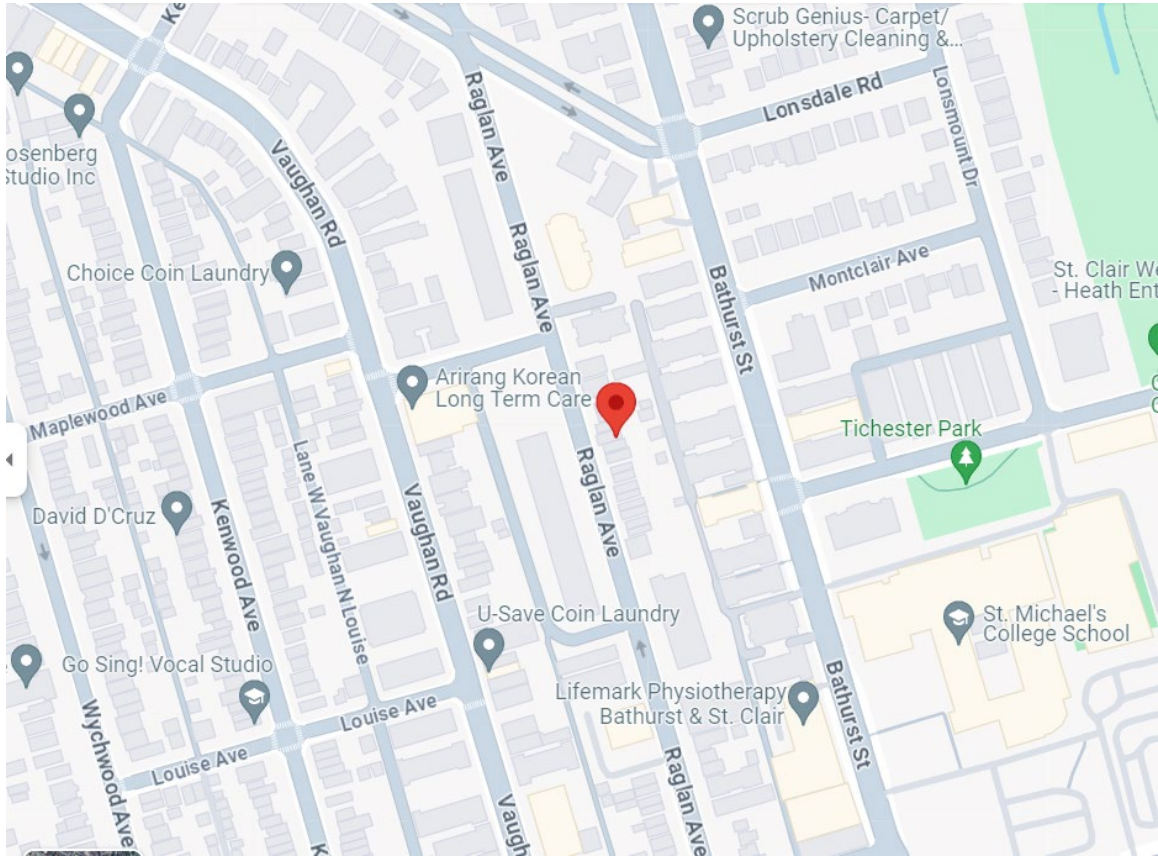
## **ATTACHMENTS**

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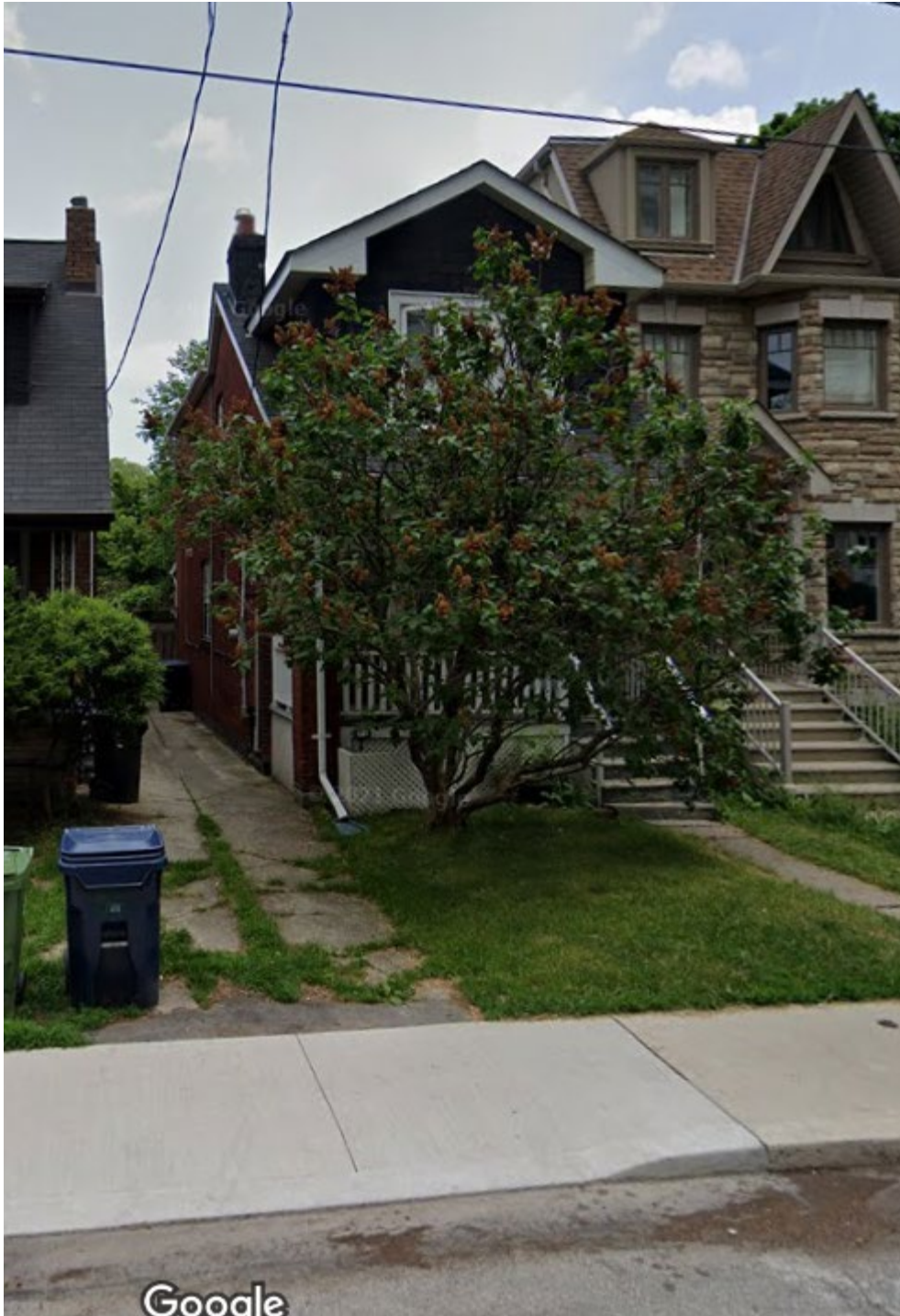
1. Site Plan
2. Map
3. Google Photo
4. Letter from Applicant



## Attachment 2: Map



**Attachment 3: Google Photo**



## Attachment 4: Letter from Applicant

### Raglan Building Group Inc.

February 28, 2024

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

**RE: Demolition Permit Application - 87 Raglan Avenue**

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To whom it may concern,

This letter is issued in support of the demolition permit application for our property at 87 Raglan Avenue.

The demolition permit application is made without a replacement building, as the lands at 87 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 87 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 87 Raglan Avenue into our CMP and have it flagged for construction staging and storage.

In support of the application, please find the following documentation attached:

- Application for a Permit to Demolish, dated February 28, 2024
- Designated Substances Survey Report by Enviro Management Inc., dated January 31, 2024
- Municipal Road Damage Deposit form, dated February 28, 2024
- Owner's Acknowledgement of Demolition Control Conditions, dated February 28, 2024
- Plan of Survey by R. Avis Surveying Inc., dated February 13, 2024
- Tree Protection By-Law Declaration, dated February 1, 2024
- Toronto City Council agenda item 2022.TE34.12, dated July 19, 2022
- City of Toronto Zoning By-Law 1049-2022, dated August 10, 2022

**Raglan Building Group Inc.**

95 St. Clair Avenue W, Suite 1600  
Toronto, ON M4V 1N6

- City of Toronto Zoning By-Law 1050-2022, dated August 10, 2022

If any further information is required to provide this authorization from our end, please feel welcome to connect with us via phone ( ) or email at ( )

Sincerely,



*Raglan Building Group Inc.*