

## **Residential Demolition Application – 119 Baldwin Street**

**Date:** April 19, 2024  
**To:** Toronto and East York Community Council  
**From:** Deputy Chief Building Official and Director  
Toronto Building, Toronto and East York District  
**Wards:** Ward 11 (University-Rosedale)

### **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 Section 33 of the Planning Act and the City of Toronto Municipal Code, Chapter 363, Article 6 "Demolition Control," the application for the demolition of an existing three-storey three unit detached dwelling at 119 Baldwin Street (Application No. 24 123365 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration because Toronto Building received an objection from a local resident regarding the potential heritage value of the property and a potential loss of rental units in the area.

### **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 119 Baldwin Street and decide to:

1. Approve the application to demolish the existing three-storey three unit detached dwelling without any conditions; or
2. Approve the application to demolish the existing three-storey three unit detached dwelling 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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The report has not financial implications.

## **DECISION HISTORY**

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There is no decision history for this property.

## **COMMENTS**

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On March 8<sup>th</sup>, 2024, an application was submitted to the City by the applicant to demolish the existing three-storey three unit detached dwelling at 119 Baldwin Street.

Also on March 8<sup>th</sup>, 2024, a building permit application was submitted to the City by the applicant to construct a three-storey single unit detached dwelling with a basement walkout as the replacement building.

Toronto Building approved the zoning review (application no. 22 191005 ZAP 00 ZR) to facilitate the redevelopment of the site with a three-storey single unit detached dwelling on February 27<sup>th</sup>, 2024, confirming that the proposal complies with the City wide Zoning Bylaw 569-2013.

On March 27<sup>th</sup>, 2024, Toronto Building received a written objection letter from a local resident with respect to the proposed demolition. The concerns relate to any potential heritage value of the property and a potential loss of rental units.

The existing building is not currently on the list of designated historical buildings.

The land is not within a Toronto and Region Conservation Authority regulated area.

With respect to any concerns related to a potential loss of rental units, the residential property at 119 Baldwin Street is not subject to residential rental demolition and conversion control, Chapter 667 of the Toronto Municipal Code. Chapter 667 of the Toronto Municipal Code only applies to buildings containing six or more residential units, of which at least one unit is rental.

## **CONTACT**

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Toronto and East York District  
T (416) 392-7632 E-mail: Brandon.Cipolletta@toronto.ca

## **SIGNATURE**

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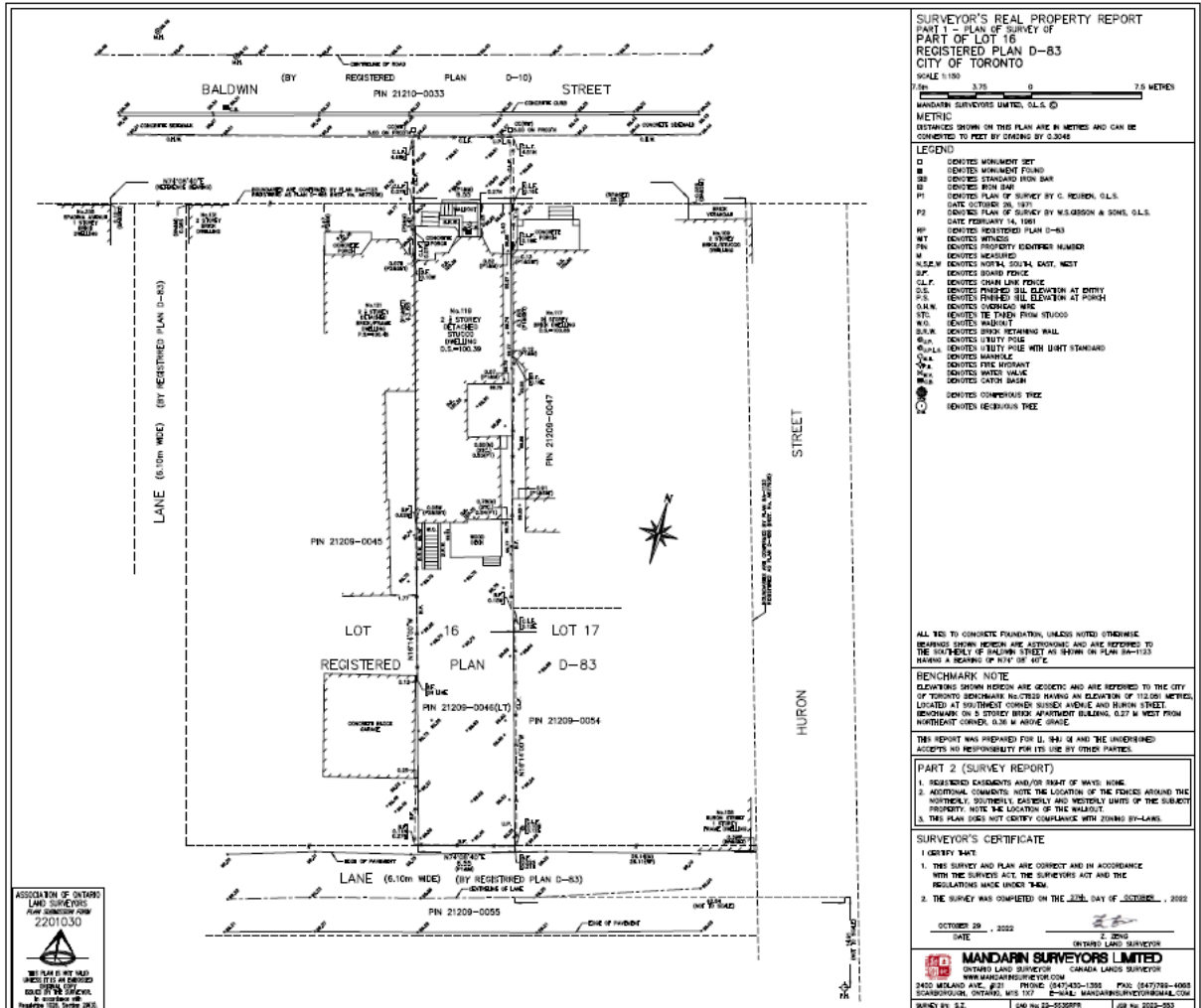
Natasha Zappulla  
Director & Deputy Chief Building Official, Toronto Building  
Toronto and East York District

## **ATTACHMENTS**

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1. Survey
2. Objection Letter

# Attachment 1: Survey



**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1 - PLAN OF SURVEY OF**  
**REGISTERED PLAN D-83**  
**CITY OF TORONTO**

SCALE 1:100  
 PLAN 0 3.00 0 2.0 METRES

MANDARIN SURVEYORS LIMITED, O.L.S. (S)  
 METRIC  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE  
 CONVERTED TO FEET BY DIVIDING BY 0.3048

**LEGEND**

- IDENTIFIED MONUMENT SET
- IDENTIFIED MONUMENT FOUND
- ▨ IDENTIFIED STANDARD IRON BAR
- ▩ IDENTIFIED IRON BAR
- ▧ IDENTIFIED PLAN OF SURVEY BY C. REIDER, O.L.S. DATE OCTOBER 20, 1971
- P1 IDENTIFIED PLAN OF SURVEY BY W. GIBSON & SONS, O.L.S. DATE FEBRUARY 14, 1961
- W1 IDENTIFIED REGISTERED PLAN D-83
- WT IDENTIFIED WITNESS
- PN IDENTIFIED PROPERTY IDENTIFIER NUMBER
- M IDENTIFIED MEASUREMENT
- N.S.E.W. IDENTIFIED NORTH, SOUTH, EAST, WEST
- S.P. IDENTIFIED BOARD FENCE
- C.L.F. IDENTIFIED CHAIN LINK FENCE
- S.I. IDENTIFIED FINISHED SILL ELEVATION AT ENTRY
- P.S. IDENTIFIED FINISHED SILL ELEVATION AT PORCH
- S.M.M. IDENTIFIED CHAIN LINK
- STL IDENTIFIED TIE THIN FROM STUCCO
- W1 IDENTIFIED WITNESS
- S.M.W. IDENTIFIED BRICK RETAINING WALL
- U.P. IDENTIFIED UTILITY POLE
- U.P.S. IDENTIFIED UTILITY POLE WITH LIGHT STANDARD
- M.H. IDENTIFIED MANHOLE
- M.H.A. IDENTIFIED FIRE HYDRANT
- M.V. IDENTIFIED WATER VALVE
- M.B. IDENTIFIED CASTON BRUSH
- IDENTIFIED CONSPICUOUS TREE
- IDENTIFIED CONSPICUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.  
 BEARINGS SHOWN HEREON ARE AZIMUTHS AND ARE REFERRED TO THE SOUTHWEST CORNER OF BALDWIN STREET AS SHOWN ON PLAN D-1033 HAVING A BEARING OF 191° 08' 40".

**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HEREON ARE GEODESIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK NUMBERED HAVING AN ELEVATION OF 112.061 METRES, LOCATED AT 50' THIRST CORNER BUILED, ADELAIDE AND HURON STREET. BENCHMARK ON 2 STOREY BRICK APARTMENT BUILDING, 0.27 M WEST FROM NORTHEAST CORNER, 0.36 M ABOVE GRADE.

THIS REPORT WAS PREPARED FOR U. 844 (S) AND THE UNDERSIGNED ACCEPTS HIS RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

**PART 2 (SURVEY REPORT)**

1. REQUIRED COMMENTS AND/OR TREATY OF WAIVER NONE
2. ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE NORTHERLY, SOUTHERLY, EASTERLY AND WESTERLY UNITS OF THE SUBJECT PROPERTY. NOTE THE LOCATION OF THE WALKWAY.
3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

**SURVEYOR'S CERTIFICATE**

1. I CERTIFY THAT:  
 1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 22ND DAY OF OCTOBER, 2022

OCTOBER 20, 2022  
 DATE

Z. ZENG  
 ONSHORE LAND SURVEYOR

**MANDARIN SURVEYORS LIMITED**  
 ONSHORE LAND SURVEYOR CANADA LAND SURVEYOR  
 WWW.MANDARINSURVEYOR.COM  
 2420 MELAND AVE. #211 TRURO, ONTARIO (M4T 1S5) CAN. (416) 798-4005  
 SCARBOROUGH, ONTARIO, M1S 1Y7 E-MAIL: MANDARINSURVEYOR@GMAIL.COM  
 BORN IN CHINA

## Attachment 2: Objection Letter

Details of Complaint	
<b>Note:</b> Details required for the purpose of management review and corrective action	
Service area/location of problem <b>119 Baldwin Street</b>	
Name (First, Last) of Staff person(s) involved, if known <b>Application# 24 123365 DEM 00 DM</b>	
Nature of Complaint <b>Application# 24 123365 DEM 00 DM</b>  Writing to object to recent public notice of a demolition building permit being requested.  First, this is a historic building in our neighbourhood and every effort should be made to protect it. Second, there are no plans available for what this new building will be. It is my understanding that this site used to have up to 2-4 rental units, but the demo permit says it will become a single family house. This loss of rental units is not great when we are in a housing crisis.	
How would you like to see your complaint resolved? Demolition Permit should not be issued until the applicant puts forward plans for the redevelopment and seeks community consultation on their proposed plans. Existing house should try to be saved in new design and, if not, at least the same number of housing units lost should be added back.	
Complainant's Signature	Date Complaint Submitted (yyyy-mm-dd) March 27, 2024

For Office Use Only
Tracking Number <b>TTB24247</b>