

## **Residential Demolition Application – 135 Imperial Street**

**Date:** May 24, 2024  
**To:** Toronto and East York Community Council  
**From:** Deputy Chief Building Official and Director  
Toronto Building, Toronto and East York District  
**Wards:** Ward 12 (Toronto - St. Paul's)

### **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 two-storey single detached house with a single dwelling unit at 135 Imperial Street (Application No. 24 122498 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration because Toronto Building received objections from local residents regarding the potential heritage value of the property.

### **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 135 Imperial Street and decide to:

1. Approve the application to demolish the existing two-storey single detached house without any conditions; or
2. Approve the application to demolish the existing 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 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 no financial implications.

## **DECISION HISTORY**

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There is no decision history for this property.

## **COMMENTS**

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On March 6<sup>th</sup>, 2024, an application was submitted to the City by the applicant to demolish the existing two-storey single detached house with a single dwelling unit at 135 Imperial Street.

Also on March 6<sup>th</sup>, 2024, a building permit application was submitted to the City by the applicant to construct a two-storey single detached house with a single dwelling unit as the replacement building. The replacement building permit was issued May 1<sup>st</sup>, 2024.

On May 11<sup>th</sup> and May 16<sup>th</sup>, 2024, Toronto Building received written objection letters from local residents with respect to the proposed demolition. The concerns relate to potential heritage value of the property. In such cases, the Municipal Code requires the application to be referred to Community Council. Community Council does not have the authority to refuse the application.

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.

## **CONTACT**

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## **SIGNATURE**

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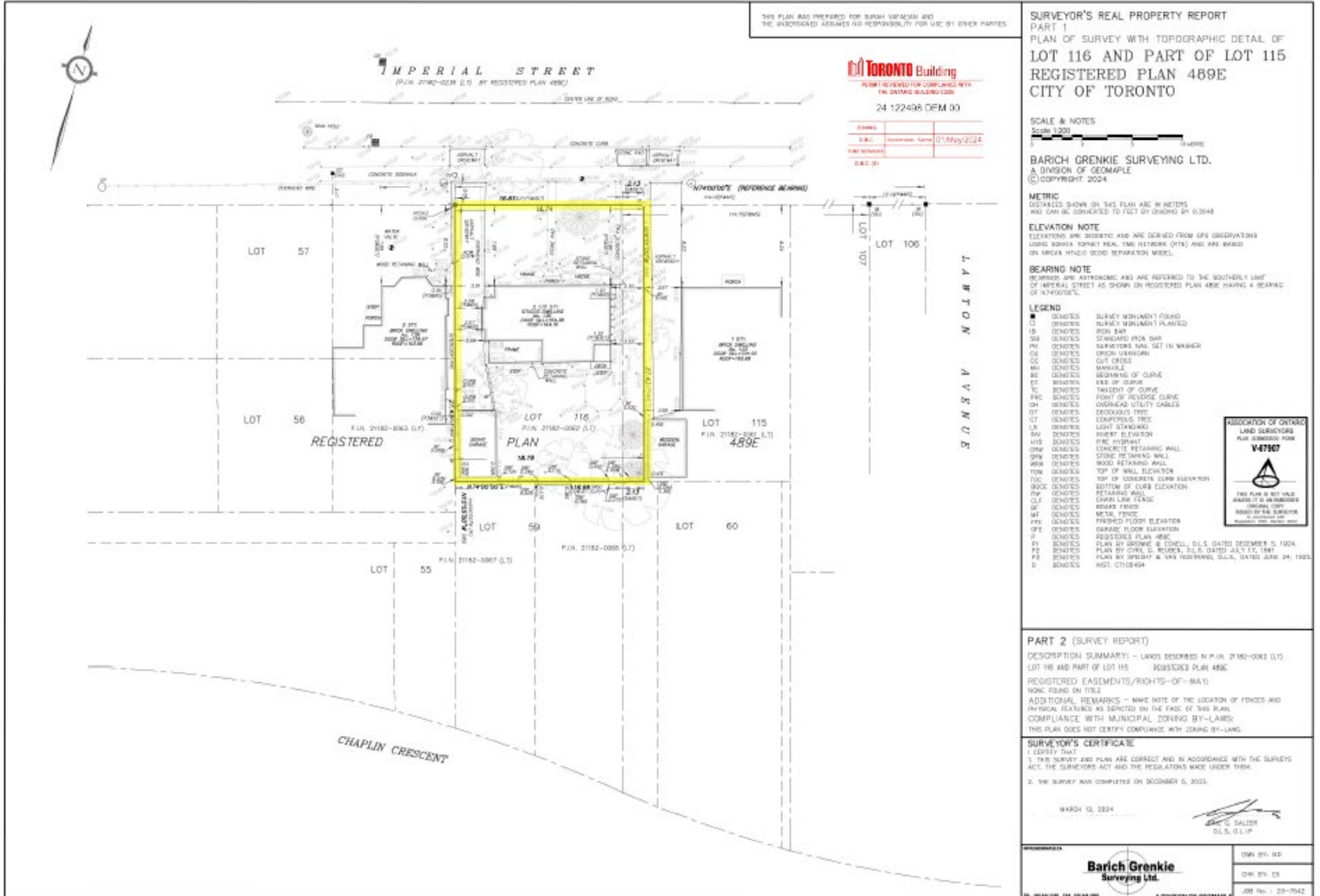
Natasha Zappulla  
Director & Deputy Chief Building Official, Toronto Building  
Toronto and East York District

## **ATTACHMENTS**

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1. Survey
2. Objection Letters

# Attachment 1: Survey



## Attachment 2: Objection Letter #1

**May 11, 2024**

Toronto Building Toronto and East York District  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

Attention: Director Deputy Chief Building Official

CC: Councillor ~~Matlow~~  
Oriole Park Association

### **Re: Proposed Demolition of 135 Imperial Street**

Hello,

We are writing today to express our concern regarding the proposed demolition of the house at 135 Imperial Street in Toronto (M5P 1C7).

There are three primary concerns that we wish to express and would appreciate an answer for.

1. The home is one of the most unique and historic homes in the Chaplin Estates area. While we are unaware of the actual historic status of the home, we believe that this must be considered. This is especially true if the plans for the proposed new home do not take into account the general historic significance of our neighborhood. Why is the city not protecting this unique property?
2. We take issue with the demolition notice that has been placed on the property (a picture of which is attached below). This notice has only recently been placed on the home and yet the deadline referenced for submitting concerns is for a past date (April 11, 2024). This seems both unjust and deceptive on the part of the developer. Is this permitted by the city?
3. The demolition notice does not contain any information regarding what will replace the current dwelling. Perhaps this is allowed technically, but it hardly seems fair – especially as the house is just one over for our own. What will replace this home?

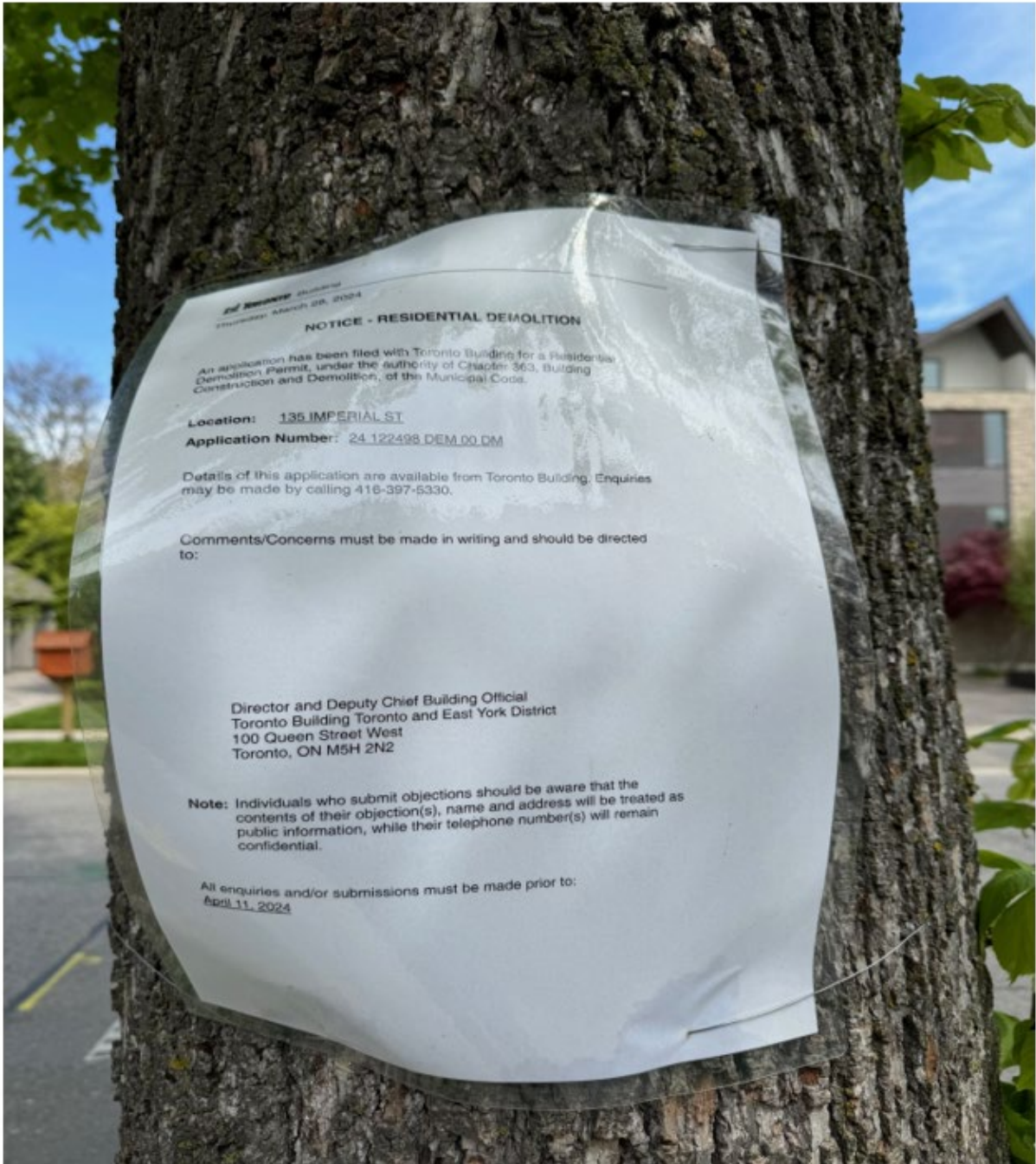
We look forward to your feedback and at this point wish to formally object to the proposed destruction permit. I am sure that you can understand that given the concerns listed above – and seeing as there has been no other communication to us aside from a "post dated" destruction notice, that this is a reasonable position to take.

Sincerely,

**Picture 1: 135 Imperial Street Current**



Picture 2: Post Dated Notice of Demolition



## Attachment 2: Objection Letter #2

MAY 16 2024

To Whom It May Concern:

My wife and I live at \_\_\_\_\_ and walk along Imperial Street on a daily basis on our way to the subway. This walk has always been a particular pleasure for us given the charm and variety of the homes on Imperial.

This being the case, we were very distressed to see the demolition notice in front of 135 Imperial Street - one of the most delightful and unique homes in the Chaplin Estates area. We think it is a tragedy that historic homes are not better protected in Toronto, and the demolition of a home such as 135 Imperial Street will be a particular loss for our streetscape and for the area in general.

My wife and I have a great interest in history - an interest that has led to us being awarded the Order of Canada, the Toronto Arts Award and being made Officers of the Order of Arts and Letters by the French government. As the Co-Artistic Directors of Toronto's Opera Atelier, history means a great deal to us, and we firmly believe that the preservation of history has a civilizing impact for all of us. My wife and I direct and choreograph on a regular basis in historic cities like Salzburg and Versailles, and this sort of contempt for architectural heritage would never take place in these cities.

It is our sincere hope that the city will not grant permission for the demolition of this exceptional example of Toronto architecture. Toronto has already eradicated too much of its past, and we believe we have a responsibility to future generations to maintain a visual record of Toronto's development in the early years of the 20th century.

We look forward to hearing from you.

Sincerely,