

## **Residential Demolition Application – 33 Pleasant Boulevard**

**Date:** November 13, 2024

**To:** Toronto and East York Community Council

**From:** Director and Deputy Chief Building Official

Toronto Building, Toronto and East York District

**Wards:** Ward 12 (Toronto-St. Paul)

### **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, Ch. 363, Article 6 "Demolition Control," the application for the demolition of an existing two storey single detached house at 33 Pleasant Boulevard (Application No. 22 230307 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration. Toronto Building received a request letter from the owner of the building to demolish this building for the future development on this lot.

### **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 33 Pleasant Boulevard and decide to:

1. Refuse the application to demolish the existing two storey single detached house because there is no permit to replace the building on the site; or
2. Approve the application to demolish the existing two storey single detached house without conditions; or
3. Approve the application to demolish the existing two storey detached house with the following conditions:
  - a) that a construction fence 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 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 November 17<sup>th</sup>, 2022, an application was submitted to the City by the applicant to demolish the existing two storey single detached house at 33 Pleasant Boulevard.

On August 20<sup>th</sup>, 2021, a Site Plan Approval application no. 21 201799 STE 12 SA was submitted to facilitate the redevelopment of the site with a 35-storey residential building having a residential gross floor area of 20,097 square metres. A total of 272 residential dwelling units are proposed.

On October 30<sup>th</sup>, 2024, Toronto Building received a written request letter from the owner to demolish the existing dwelling prior to the issuance of a replacement building permit. The reasoning behind the request is to allow this building and the neighbouring medical building that doesn't require council approval to be demolished together removing this item from the critical path to ensure efficient and effective construction of the new building once the permits are approved.

Currently there are no city services connected to building as they were all previously disconnected when the previous tenant moved out in October 2022. The property is currently vacant.

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

## **SIGNATURE**

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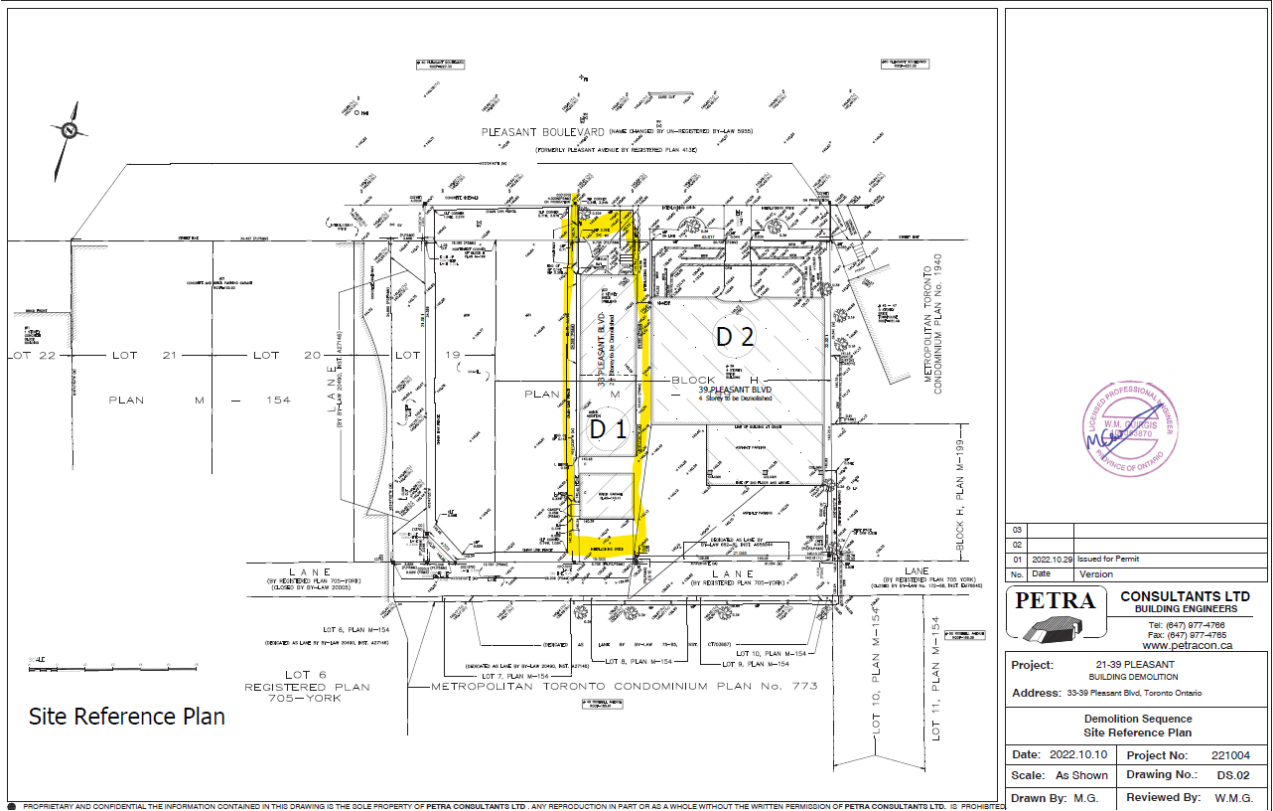
Natasha Barbini-Zappulla  
Director & Deputy Chief Building Official, Strategic & City-Wide Priorities  
Toronto Building, Toronto and East York District

## **ATTACHMENTS**

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- 1.Survey
- 2.Request Letter

# Attachment 1: Survey



03	
02	
01	2022.10.29 Issued for Permit
No.	Date Version

**PETRA CONSULTANTS LTD**  
**BUILDING ENGINEERS**  
 Tel: (647) 977-4788  
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**Project:** 21-39 PLEASANT BUILDING DEMOLITION  
 Address: 33-39 Pleasant Blvd, Toronto Ontario

**Demolition Sequence Site Reference Plan**

Date: 2022.10.10	Project No: 221004
Scale: As Shown	Drawing No.: DS.02
Drawn By: M.G.	Reviewed By: W.M.G.

## Attachment 2: Request Letter

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October 30, 2024

To: City of Toronto Buildings Department

Attn: Frank Stirpe, Josh Heisterkamp

Re: 33 Pleasant Boulevard, Residential Demolition Permit (22 230307 DEM 00 DM)

Dear Mr. Stirpe & Mr. Heisterkamp,

I am writing in response to your email of October 29, 2024 to request Toronto Buildings grant an exemption for the above noted demolition permit to remove the single family house at 33 Pleasant Boulevard. Please see below answers to the questions regarding this matter:

**1. Reason for the demolition permit requested prior to a building permit being issued**

We are making this request as the City was unable to release our demolition permit due to our team not yet having the replacement building permit issued. It is our intention to make the full building permit application in Q1 2025 with a desired construction start of Q3 2025. Having the house (33 Pleasant) and the adjacent medical office building (for which we have been granted a demolition permit, 23 208781 DEM 00 DM) removed in advance will take this off the critical path and allow our team to commence construction expeditiously as soon as full permits are issued.

**2. Information about city services provided to the building - connected/not connected**

Currently there are no City services connected to the building. All were disconnected or removed after our tenant moved out in October 2022.

**3. Information regarding Tenant or other still residing in building - If occupied, the date of expected vacancy**

Currently there are no tenants living in the building. The previous tenant vacated the dwelling in October 2022 and we did not release the premises.

**4. Information of proposed redevelopment**

Our proposed redevelopment project is a 50 storey, 375 unit building. We have been working diligently with Planning and Councillor Matlow's office to get the Bills and Section 37 agreement passed at the November 2024 Council meeting.

Sincerely yours,  
Graywood Developments