

Residential Demolition Application - 6 Locust Street

Date: May 16, 2025

To: Etobicoke York Community Council

From: Director and Deputy Chief Building Official Toronto Building

Wards: Ward 5 (York South-Weston)

SUMMARY

This staff report is about a matter that shall be referred to City Council for consideration and final decision in respect of the former City of York By-law 3102-95.

In accordance with City of York, Special Demolition Control By-law 3102-95 and the City of York Act 1994 (No. 2), the application for demolition of the existing one half of the semi-detached residential building located on the lands municipally known as 6 Locust Street is being referred to City Council to grant or grant with conditions the demolition application, including any conditions to be attached to the permit, because a building permit has not been issued for a replacement building.

RECOMMENDATIONS

The Director and Deputy Chief Building Official Toronto Building recommends that City Council gives consideration to the demolition application for 6 Locust Street and decide to:

1. Approve the application to demolish the existing one half of the semi-detached residential building subject to the following conditions:
 - a. The owner agrees to a beautification plan that is satisfactory to the Chief Planner, or their designate, and includes provision for the site to be backfilled with clean fill and installation of base landscaping;

b. The owner entering into a beautification agreement with the City that secures the beautification plan, in a form satisfactory to the City Solicitor;

c. The owner registering the beautification agreement on title to the property and providing proof of registration to the City Solicitor;

d. That a construction fence be erected in advance of demolition and maintained until the site has been backfilled, in accordance with Chapter 363 of the Municipal Code, if deemed appropriate by the Chief Building Official.

e. That all debris and rubble be removed immediately after the demolition; and,

f. That the site be maintained in accordance with the beautification plan agreed upon and secured by agreement;

OR

2. Approve the application to demolish the existing one half of the semi-detached residential building 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 62911; and

d. That any holes on the property are backfilled with clean fill;

OR

3. Approve the application to demolish the existing one half of the semi-detached residential building without any conditions.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

Under the City of York Act 1994 (Bill PR147), By-law No. 3102-95 was passed designating the entire area of the former City of York as an area of demolition control. The City of York Act 1994, provides the authority for Council in the former City of York area to enact special demolition control legislation for the purpose of securing beautification measures on the lands and abutting municipal boulevards, where appropriate, as a condition of the issuance of demolition permits. The legislation and By-law are still in force and effect.

COMMENTS

On April 17, 2025, a demolition application was submitted to Toronto Building for the demolition of existing one half of the semi-detached dwelling located at 6 Locust Street (25 146112 DEM 00 DM).

This request is to permit the demolition of the existing one half of the semi-detached dwelling in connection to the redevelopment of the site at 8-18 Locust Street to permit a 37-storey residential building with two levels of underground parking, containing 448 purpose built rental dwelling units. A building permit application for a replacement building has not been submitted at this time.

The subject building is neither listed nor designated under the Ontario Heritage Act. The land is not within a Toronto and Region Conservation Authority regulated area.

This application for demolition is being referred to City Council because the site is located in the former City of York and contains a residential dwelling that is proposed to be demolished where the owner has not obtained a permit to replace the building on the site at this time.

CONTACT

Sam Sarkhosh, P.Eng. Plan Review Manager City of Toronto
T: (416) 392-7576
E-mail: Sam.Sarkhosh@toronto.ca

SIGNATURE

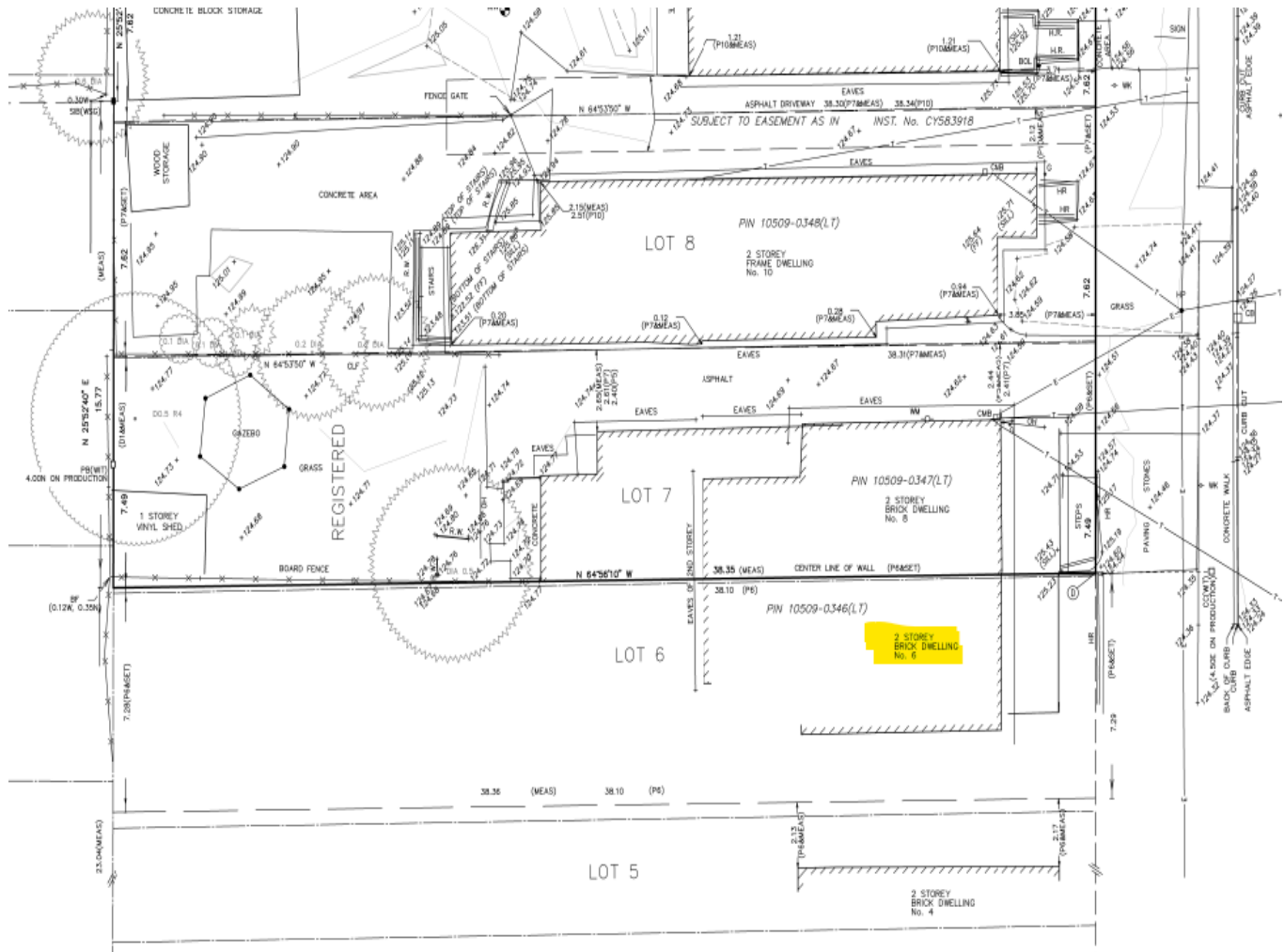
Frank Stirpe
Director and Deputy Chief Building Official Toronto Building

ATTACHMENTS

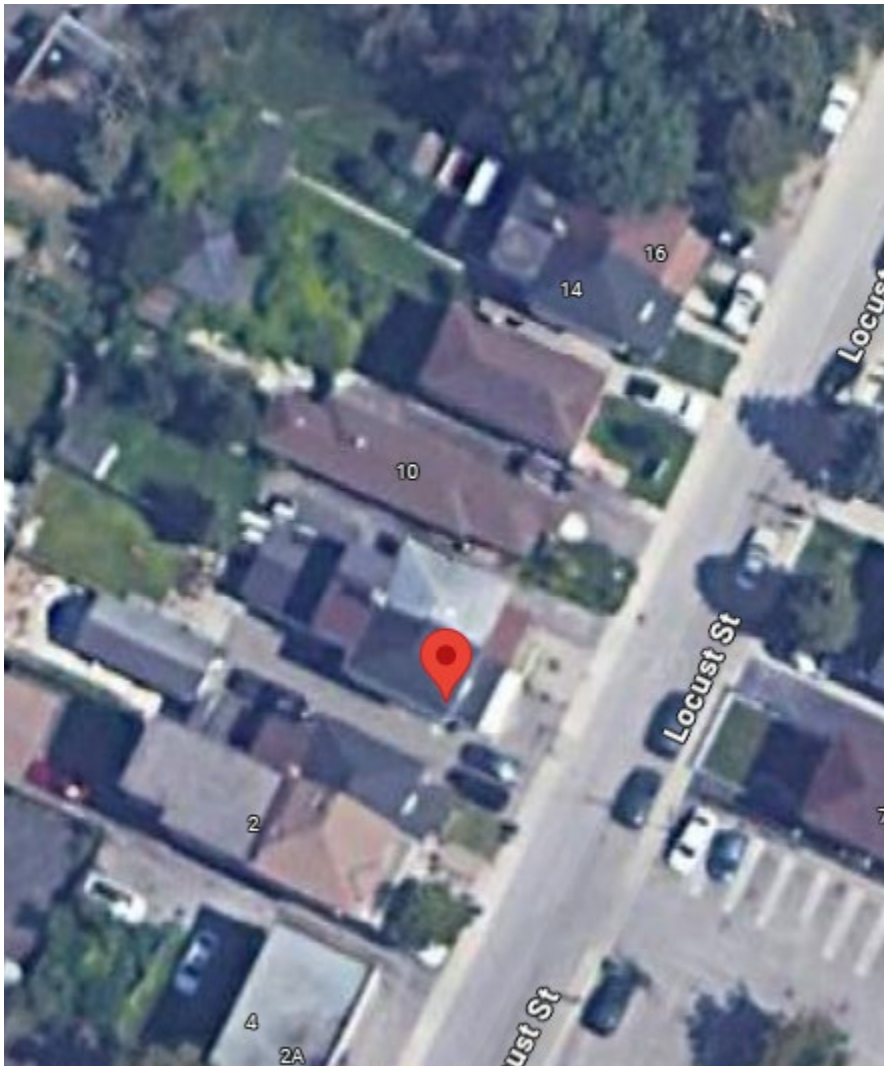
1. Site Plan
2. Google Map
3. Photos
4. Applicant's letter

Attachments

1. Site Plan



2. Google Map



3. Photos



4. Applicant's Letter

Toronto Building Division
Attn: Gabriela Vitta, Application Examiner

RE: 25 146112 DEM 00 DM
6 Locust Street
SFD - Semi-Detached Demolition

We, the owners of 6 Locust Street, are submitting this letter as requested by the Toronto Building Division regarding the proposed demolition of 6 Locust Street. We have entered into a purchase and sale agreement that is scheduled to close on June 2nd, 2025 at which point the existing dwelling will no longer be inhabited.

As you know, 6 Locust Street is one half of a semi-detached dwelling which already has a demolition permit issued at 8 Locust Street. As per Site Plan Control Application No. 21 156080 WET 05 SA the demolition of 8 Locust Street is required in order to proceed with the construction of 448 purpose built rentals including 89 affordable units. Shoring permits have been issued to begin the construction of the above mentioned project and therefore, we are requesting that the demolition permit for 6 Locust be granted without a replacement building proposed at this time.

We are currently exploring options with the City of Toronto to dedicate this land as part of our Parkland Dedication requirement. However if this is not the case, the owners of 8-16 Locust Street will be either constructing a new dwelling on the lands near the completion of the proposed building at 8-16 Locust Street or sell the parcel of land once construction has been completed to a prospective home builder, and therefore will require an exemption from the two year period at which a dwellings must be replaced.

During the course of construction, the lands at 6 Locust will be utilized for site staging and the site will be backfilled to grade and graded to prevent run off of rain water onto adjacent properties. The lot will be maintained free of weeds and debris at all times and will be screened appropriately from the public realm

Sincerely,

