

Residential Demolition Application – 76 Coral Gable Drive

Date: August 25, 2025

To: Etobicoke York Community Council

From: Director and Deputy Chief Building Official, Toronto Building

Wards: Ward 7 - Humber River-Black Creek

SUMMARY

This staff report is about a matter for which the Etobicoke York Community Council has delegated authority to make a final decision.

In accordance with city-wide residential demolition control under the Toronto Municipal Code Chapter 363, under the authority of Section 33 of the Planning Act, the application for the demolition of an existing 1-storey dwelling located at 76 Coral Gable Drive (Application Number 25 151159 DEM) is being referred to the Etobicoke York Community Council for consideration to refuse or to grant the application, including any conditions to be attached to the demolition permit application, because the building proposed to be demolished is residential building and there is no replacement building permit to be issued at this time.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Etobicoke York District recommends that the Etobicoke York Community Council consider the application for demolition at 76 Coral Gable Drive and decide to:

1. Refuse the application to demolish the existing residential building at 76 Coral Gable Drive because a building permit application for replacement building has not been issued; or
2. Approve the application to demolish the residential building at 76 Coral Gable Drive without conditions; or
3. Approve the application to demolish the residential building at 76 Coral Gable Drive 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 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no City Council or Community Council decision history for these properties.

COMMENTS

On April 29th, 2025, an application was submitted to the City to demolish the existing 1 storey dwelling at 76 Coral Gable Drive. A building permit application for a replacement dwelling has not been submitted.

In a letter dated July 3rd, 2025, the Owner, The City of Toronto, outlined the reasons for requiring demolition permits at this time. The letter indicates the property at 76 Coral Gable Drive is seeking to demolish the existing dwelling on the property and re-develop the property for a new park, celebrating the heritage oak tree. Preliminary abatement of asbestos in the dwelling was completed in August of 2023 and the remaining materials will be managed in accordance with the applicable environmental regulations and guidelines.

An inspection from a Toronto Building inspector has noted that while there are significant sanitary issues resulting from animals and garbage within the dwelling, there does not appear to be any structural damage to the roof or exterior walls. The inspector also noted that the building is not occupied and that the site is fenced and secured.

The application for the demolition of the residential building has been circulated to Heritage Preservation Services, Urban Forestry, and the Ward Councillor. At present, a

review of the City's Heritage inventory register indicates that the building is neither listed nor designated under the Ontario Heritage Act nor is the land located in an area regulated by the Toronto and Region Conservation Authority. Removal of any by-law protected privately owned and City owned trees requires approval and permits from Urban Forestry prior to any demolition activity.

Since the building at 76 Coral Gable Drive is residential and a building permit for a replacement building has not been issued for the site, this application is being referred to the Etobicoke York Community Council. In such cases, the Municipal Code requires Community Council to approve or refuse the demolition permit.

CONTACT

Joshua Amorim, Manager, Plan Review, Toronto Building
Telephone: (416)394-8955; Email: Joshua.Amorim@toronto.ca

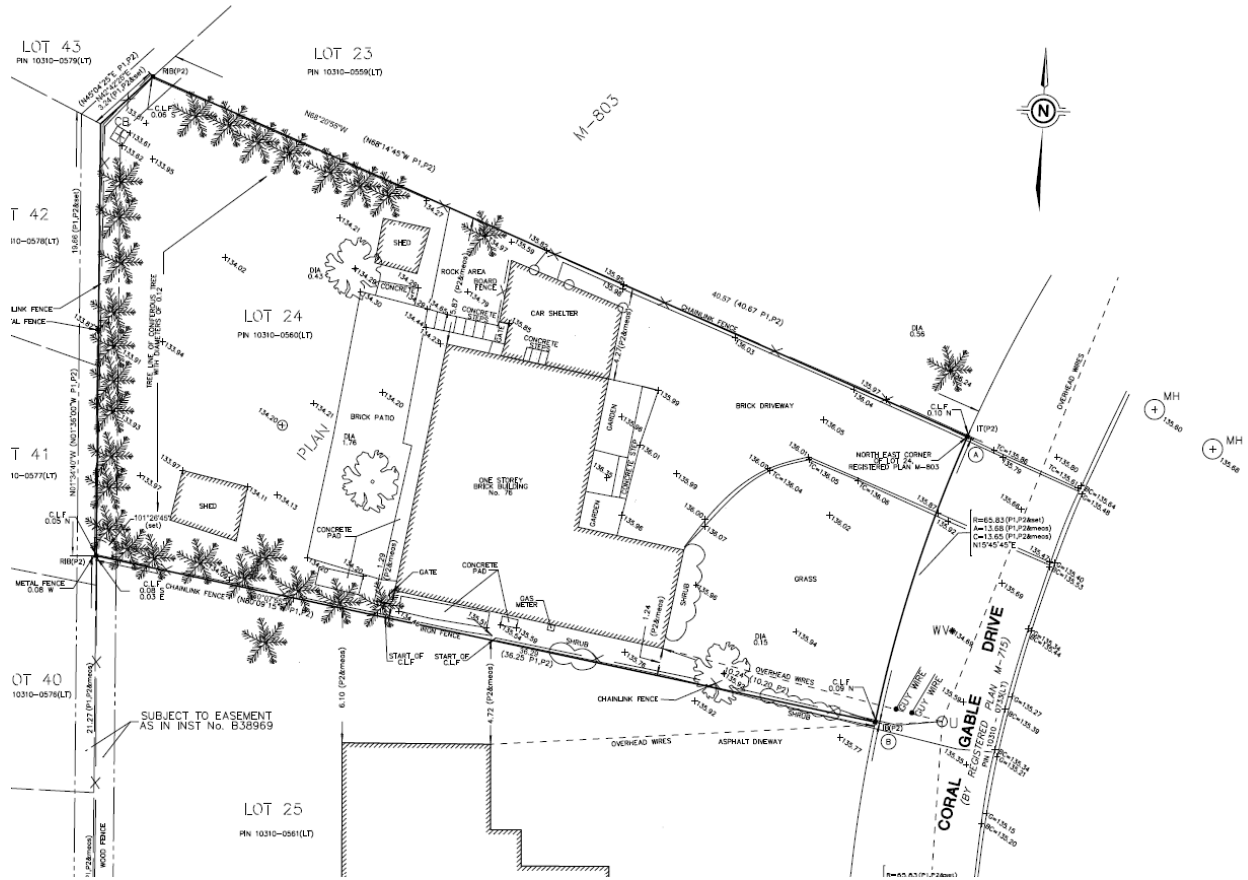
SIGNATURE

Frank Stirpe
Deputy Chief Building Official and Director
Toronto Building

ATTACHMENTS

1. Survey of 76 Coral Gable Drive
2. Letter from Owner
3. Site Photos

Attachment 1: Survey of 76 Coral Gable Drive



Attachment 2: Letter from Owner



Parks, Forestry & Recreation
Tom Azouz, General Manager

Parks Planning & Strategic Initiatives
24th Floor, Metro Hall
Toronto, ON M5V 3C6

Memorandum

Suzanne Coultres
Manager, Parkland Acquisition
Section
T: 416-397-4452
e: Suzanne.coultres@toronto.ca

July 3, 2025

To: Arnold Miaco
Senior Project Manager, Capital Projects
Parks Development and Capital Projects, Parks & Recreation

Re: **Demolition of 76 Coral Gable Dr for Park Development**
Ward 7 – Humber River – Black Creek

Dear Mr. Miaco,

This memo requests Parks & Recreation – Capital Projects, Design & Delivery to apply for a demolition permit to demolish the existing detached house located at 76 Coral Gable Dr in order for the property to be developed as parkland to celebrate the heritage oak tree.

City Council approved the acquisition of this property for parks purposes through 2018.EY29.55 at the May 22-24, 2018 meeting, 2018.GM29.15 at the July 23-30, 2018 meeting, and 2020.MM26.9 at the November 25-26, 2020 meeting. The City took possession of the property on December 1, 2021. The funding for the demolition and park development is part of the Council-approved 2025-2034 Parks & Recreation Capital Budget.

A Designated Substance Survey (DSS) was completed in July 2023 which identified asbestos containing caulking, mercury (lightbulbs and electrical equipment), silica and mould. The asbestos was abated in August, 2023. The remaining materials will be managed in accordance with applicable guidelines and regulations. Copies of all environmental reports are attached.

Please contact me at 416-338-5831 or heather.oliver3@toronto.ca if you require additional information.

A handwritten signature in black ink, appearing to read "Heather Oliver".

Sincerely,
Heather Oliver,
Senior Project Manager, Parkland Acquisition Section
Parks, Forestry & Recreation

Attachment 3: Site Photos from City Inspector









