

Residential Demolition Applications - 60, 62, 64, 66 & 68 Soudan Avenue

Date: December 18, 2024

To: Toronto and East York Community Council

From: Deputy Chief Building Official and Director, Toronto and East York District

Wards: Ward 12 (Toronto-St. Paul)

SUMMARY

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 applications for the demolition of the two semi-detached houses at 62, 64, 66, 68 and one single detached house at 60 Soudan Avenue (Application No. 24 217978 DEM; Application No. 24 218028 DEM; Application No. 24 218045 DEM; Application No. 24 218053; and Application No. 24 218055 DEM) are being referred to the Toronto and East York Community Council for consideration because Toronto Building received a request letter from the owner of the building to demolish these buildings to accommodate the offsite parkland dedication in connection with a future development at 1951 Yonge Street.

RECOMMENDATIONS

The Deputy Chief Building Official and Director, Toronto Building, Toronto and East York District recommends that the Toronto and East York Community Council give consideration to the applications for demolition at 60, 62, 64, 66 and 68 Soudan Avenue and decide to:

1. Refuse the applications to demolish the existing two semi-detached houses and one single detached house at 60, 62, 64, 66 and 68 Soudan Avenue because there is no permit to replace the building on the site; or
2. Approve the applications to demolish the existing two semi-detached houses and one single detached house at 60, 62, 64, 66 and 68 Soudan Avenue without any conditions; or

3. Approve the applications to demolish the existing two semi-detached houses and one single detached house at 60, 62, 64, 66 and 68 Soudan Avenue 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On September 25, 2024, applications were submitted to the City by the applicant to demolish two semi-detached houses and one single detached house at 60, 62, 64, 66 and 68 Soudan Avenue.

On August 1, 2023, Site Plan application no. 23 182907 STE 12 SA was submitted to facilitate the redevelopment of the site at 1951 Yonge Street with 38 and 45 storey towers plus mechanical penthouse, totalling 815 units are proposed and 335 parking spaces.

The request for the issuance of the demolition permits on Soudan Ave at this time is to accommodate the offsite parkland dedication approved by City Council in connection with the development at 1951 Yonge Street.

The existing buildings are currently vacant and have had their services disconnected and removed.

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

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

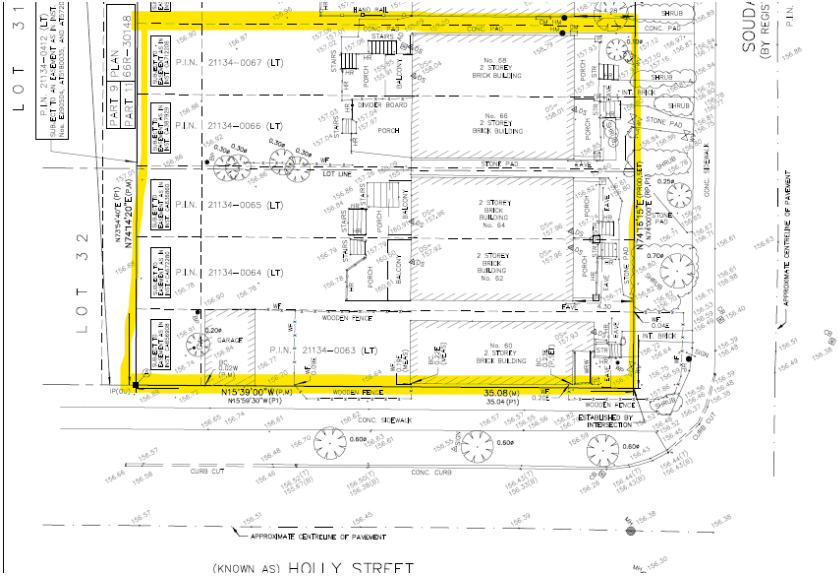
SIGNATURE

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

ATTACHMENTS

1. Survey
2. Owner's Request Letter

Attachment 1: Survey



AREA = 1603.6 SQ. M.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT AND THE REGULATIONS MADE UNDER THEM;
 2. THE SURVEY WAS COMPLETED ON THE 23rd DAY OF AUGUST, 2021

AUGUST 23, 2021
 DATE PRADEEPAN RAMAKHANDRAN
 Ontario Land Surveyor



R. AVIS SURVEYING INC.

SUITE 203
 235 YORKLAND BOULEVARD
 TORONTO, ONTARIO
 M2J 4Y8

TEL: (416) 490-8352 FAX: (416) 491-6208
www.ravissurveying.com



Attachment 2: Owner's Request Letter

Times 5565 Inc.

December 17, 2024

City of Toronto, Toronto Building
100 Queen Street West, 16th floor, East Tower
Toronto, Ontario
M5H 2N2

Attention: Mr. Brandon Cipolletta, P.Eng.,

RE: 60-68 Soudan Avenue, Toronto
File No: 24-217978 DEM, 24-218028 DEM, 24-218045 DEM, 24-218053 DEM & 24-218055
DEM

Please accept this letter as a request for a demolition permit for 60, 62, 64, 66 and 68 Soudan Avenue. These properties are to be conveyed as Parkland to the City of Toronto to increase the size of an adjacent future park to be located east of 68 Soudan Avenue.

The houses at this location have been vacant and all the services, including water, electricity, and gas, have been fully disconnected and removed.

Per Section 37 agreement of the development at 1951 Yonge Street, stipulates that the offsite parkland at 60-68 Soudan Avenue is to be conveyed to the City by September 30, 2025. As such, we require a demolition permit for 60-68 Soudan Avenue now to provide enough time to satisfy the conveyance conditions.

We kindly request that a demolition permit be issued for 60-68 Soudan Avenue to allow the project to proceed without delay and provide affordable housing and much needed parkland to the mid-town neighbourhood.

Sincerely,

Project Manager