

Residential Demolition Applications at 289-291 and 293-295 Balliol Street

Date: January 30, 2025

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 289-291 and 293-295 Balliol Street (Application No. 24 224138 DEM and Application No. 24 224206 DEM) are being referred to the Toronto and East York Community Council for consideration because Toronto Building received a request letter from the owner to demolish these buildings prior to the issuance of a replacement building permit.

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 289-291 and 293-295 Balliol Street and decide to:

1. Refuse the applications to demolish the existing two semi-detached houses at 289-291 and 293-295 Balliol Street 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 at 289-291 and 293-295 Balliol Street without any conditions; or
3. Approve the applications to demolish the existing two semi-detached houses at 289-291 and 293-295 Balliol Street 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 October 9, 2024, applications were submitted to the City by the applicant to demolish two semi-detached houses at 289-291 and 293-295 Balliol Street.

On November 5, 2021, Site Plan application no. 21 234919 STE 12 SA was submitted to facilitate the redevelopment of the site at 289-299 Balliol Street with a 31-storey residential building.

The request for the issuance of the demolition permits on Balliol Street at this time is to facilitate early works at the development site and to alleviate concerns or risk that typically accompany vacant buildings such as trespassing, theft, arson or other potential safety matters. Please refer to the attached applicant letter for additional details.

The existing buildings are not currently on the list of designated historical buildings.

The land is not within a Toronto and Region Conservation Authority regulated area.

CONTACT

Cedric Barrera, Manager, Plan Review, Toronto Building, Toronto and East York District. T (416) 392-7538 E-mail: Cedric.Barrera@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

The map shows a street layout with several lots. Lot 1 is highlighted in yellow. The map includes various survey data points, such as bearings and distances, and is titled 'BALLIOL STREET' and 'LOT 1, 2, 3'.

MENKES BALLIOL INC.



January 21, 2025

Toronto Building Plan Examination
Toronto & East York
City Hall, 16th Fl., East Tower
Toronto, Ontario

Attention: Cedric Barrera, Manager

Re: Request for Approval of Residential Demolition Permit Application Numbers 24 224138 DEM 00 and 24 224206 DEM 00 (289-291 & 293-295 Balliol Street), collectively known as the Subject Site, Under the Authority of S.33 of the *Planning Act*

We, the Owners/Developers of the properties collectively known as 289-299 Balliol Street (the "Site"), are writing to respectfully request from Toronto and East York Community Council consideration to grant approval of the above-referenced Residential Demolition applications in advance of a permit for a new replacement building.

The subject lands are occupied with two (2) semi-detached residential buildings municipally known as 289-291 & 293-295 Balliol Street and one (1) commercial building municipally known as 297-299 Balliol Street for which a demolition permit (for its removal) has been issued by Toronto Building Dept. (Demolition Permit # 24 215276 DEM 00 DM). All of the existing buildings and structures are to be demolished and the lands cleared to facilitate their improvement for a new 31 storey purpose-built rental apartment building containing 292 dwelling units. Applications for the re-development of the lands via Zoning Bylaw Amendment File No.: 21 234917 STE 12 OZ and Site Plan Application File No.: 21 234919 STE 12 SA are under review with City Planning at this time.

It is the Owner's intent and desire to seek permission of Council to permit the demolition of the residential buildings at this time to accompany the demolition of the commercial building so that the demolition of all of the buildings can be undertaken simultaneously and in the most expeditious manner and to minimize the impact to the local neighbourhood. This request is to permit the demolition of the (2) residential buildings noted above in advance of a replacement building permit at this time.

By permitting the demolition of the (2) residential buildings at this time, the confines of the development site can be wholly secured and appropriately screened and guarded where all demolition activities including staging, and placement of construction equipment can be safely contained within. Additionally, unencumbered access to the lands will allow for soil and ground water sampling exploration across the site including environmental related investigations for the preparation of filing a Record of Site Condition (post-demolition) necessary to support the redevelopment. It too would serve to alleviate any concerns or risk that the condition of a vacant residential building(s) might pose (trespassing, theft, arson or other potential safety matter) if it were required to remain intact until a replacement permit is issued.

Lastly, where the lands are to be improved with a purpose-built rental apartment building for which financing arrangements are being secured with the federal authority (CMHC), it is necessary that the Owner demonstrate readiness to undertake construction at the earliest. In this respect, the site is the subject of settlement with the City at the Tribunal and the final form the Zoning by law has been submitted to the OLT on January 17, 2025 for final approval and it is the Owners' expectation that an NOAC and site plan approval can shortly follow.

In anticipation of the forthcoming approvals, building permit drawings are being prepared for submission at this time and it is the Owners' intent to secure building permit (commencing with shoring) in the late summer of 2025. Permission to advance the demolition of the residential buildings subject of this application will allow for the development of the lands for a new purpose-built rental apartment building to be realized.

We respectfully request the subject Demolition Applications be placed on the agenda of the earliest available Toronto and East York Community Council Meeting to grant approval of the Demolition Permit Application File Numbers 24 224138 DEM 00 and 24 224206 DEM 00 without a permit for a new replacement building for the reasons outlined above.

Thank you for your consideration on this matter, and should you require any additional information, please do not hesitate to contact
Planning and Development at

Yours truly,

MENKES BALLIOL INC.