



STAFF REPORT ACTION REQUIRED

Residential Demolition Application – 756 Dupont Street

Date:	March 18, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Toronto Building, Toronto and East York District
Wards:	Ward 19 Trinity-Spadina
Reference Number:	2008TE003

SUMMARY

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law No. 1009-2006, enacted by the City Council on September 27, 2006 under the authority of Section 33 of the Planning Act, I refer the demolition application for 756 Dupont Street to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

This staff report is regarding a matter for which the Community Council has delegated authority from City Council to make a final decision.

RECOMMENDATIONS

Toronto Building recommends that the Toronto and East York Community Council:

1. Refuse the application to demolish the subject residential building because there is no permit for a replacement building on the site; in the alternative,
2. Approve the application to demolish the subject residential building with the following conditions:
 - a. that all debris and rubble be removed immediately after demolition; and
 - b. that any holes on the property are backfilled with clean fill.

Financial Impact

Not applicable.

COMMENTS

On February 15, 2008, Filipe Ferreira of Ambient Design Ltd., as applicant for the current owner, 809734 Ontario Ltd., applied for a permit to demolish the existing two storey attached residential building at 756 Dupont Street.

In accordance with the Residential Demolition Control By-law #1009-2006, the applicant posted a sign on the property for 14 days giving notice of the intention to demolish the property. An objection has been received regarding the proposed demolition by Deputy Mayor Joe Pantalone on February 20, 2008.

In accordance with Section 2 of the City of Toronto Act, 1991 (No.4), c. Pr24, S.O.1991, Toronto and East York Community Council may impose any reasonable conditions which have regard to the nature of the residential property including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures.

No building permit for a replacement building had been applied for at the site and since the building at 756 Dupont Street contains a residential unit, the application is being referred to the Toronto and East York Community Council. In such cases, the Municipal Code requires the City Council to issue or refuse the demolition permit.

The owner of the subject property also owns the two attached buildings to this one (758 and 760 Dupont Street). All three structures form one rowhouse building and are also subject to demolition permit applications. The same owner also owns the properties immediately west of this site, 804 Dupont Street, where he operates New Canadian's Home Building Centre.

Toronto Building is in receipt of a letter from the owner's agent that explains that the intended future use of this site, upon demolition completion, is as an open storage area in conjunction with the existing use of the New Canadian's Home Building Centre.

This property is currently zoned (under By-law 438-86, as amended) "IC D2 N1.0" which, amongst other permitted uses, "permit the extension of outdoor storage yard use that are not offensive".

CONTACT

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SIGNATURE

Mario Angelucci, Acting Director, Toronto Building, Toronto and East York District

ATTACHMENTS

Copy of Demolition Permit Application for 756 Dupont Street
Copy of Survey of 756 Dupont Street
Copy of the Circulation Memo to Councillor Pantalone, Urban Forestry and Heritage
Preservation
Copy of the email of objection by Deputy Mayor Pantalone
Copy of letter by applicant explaining proposed future use of site.