



STAFF REPORT ACTION REQUIRED

Residential Demolition Application – 754 Dupont Street

Date:	August 5, 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:	2008TE011

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 Section 33 of the Planning Act, I refer the demolition application for 754 Dupont Street to you, to decide whether to grant or refuse the application, including any conditions to be attached to the permit.

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

RECOMMENDATIONS

1. That the Toronto and East York Community Council refuse the application to demolish the subject residential building, because there is no permit for a replacement building on the site; or, 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 July 11, 2008, Filipe Ferreira of Ambient Design Ltd., as applicant for the current owner, Edgar Gabriel (Bonnymere Holdings Ltd.) applied for a permit to demolish the existing two storey semi-detached residential building at 754 Dupont Street.

The application was circulated within the City to Urban Forestry, Heritage Preservation Services and local Councillor's office. An objection has been received regarding the proposed demolition by Deputy Mayor Joe Pantalone on July 15, 2008.

In accordance with Section 2 of the City of Toronto Act, 1991 (No. 4), c.Pr24, S.O. 1991, the 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 has been applied for at the site to date, and since the building at 754 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 Community Council to issue or refuse the demolition permit.

The owner of the subject property also owns the semi-detached building at 752 Dupont Street, which is also subject to a demolition permit application.

To date, 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 an open storage area to be used in conjunction with the neighbouring existing use of the New Canadians 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

Victor Araujo, P. Eng., Manager, Plan Review, Toronto and East York District. Tel.: (416) 392-0480, Fax: (416) 392-0721, E-mail: victor@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1 - Copy of demolition permit application for 754 Dupont Street

Attachment 2 - Copy of Survey of 754 Dupont Street

Attachment 3 - Copy of Circulation Memo to Councillor Pantalone, Urban Forestry and Heritage Preservation Services

Attachment 4 - Copy of the e-mail objection from Deputy Mayor Pantalone

Attachment 5 - Copy of letter from Ambient Designs Ltd dated July 24, 2008