

Residential Demolition Application – 487 Dupont Street

Date:	March 5, 2010
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 20 (Trinity-Spadina)
Reference Number:	P:\2010\Cluster B\BLD\Toronto and East York\2010TE104 10-125710 DEM

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 487 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 at 487 Dupont Street 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 at 487 Dupont Street without conditions. **OR**
3. Approve the application to demolish the subject residential building at 487 Dupont Street with the following conditions:
 - a. that all debris and rubble be removed immediately after demolition;
 - b. that any holes on the property are backfilled with clean fill.

Financial Impact

Not applicable.

COMMENTS

On March 3, 2010, Gary Eisen of Annex Loft Homes Inc., as applicant and owner, applied for a permit to demolish the existing three storey detached residential building at 487 Dupont Street.

To date no building permit for a replacement building has been applied for at this site, and since the building at 487 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.

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 an 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.

The owner of this subject property also owns the two non-residential buildings immediately east of this one (numbers 483 and 479 Dupont Street). They too are subject to demolition permit applications however there is no record of residential use on those sites.

Toronto Building is in receipt of a letter from the owner that explains that the intended future use of this site, upon demolition completion, is to merge all three properties and develop the whole of the site with a proposed three storey, 24 residential unit, condominium building, with one level of underground parking.

This site is the subject of a Site Plan Control Application (#06-194365 STE) currently under review by Community Planning, proposing a three storey, 24 unit residential condominium building.

This property is currently zoned (under By-law 438-86, as amended) MCR T2.5 C1.0 R2.0 which, amongst other permitted uses and together with qualifications and limits, permits residential uses such as that proposed by the applicant.

CONTACT

Victor Araujo, P. Eng., Manager, Plan Review, Toronto and East York District, Tel.: 416-392-0480; Fax: 416-392-0721; email address: VICTOR@toronto.ca.

SIGNATURE

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

ATTACHMENTS

Copy of Demolition Permit Application for 487 Dupont Street

Copy of Site Plan

Copy of Google Maps Street View of 487 and 483 Dupont Street

Copy of letter of intent by owner/applicant

Copy of Toronto Building Memorandum to Councillor Vaughan, Urban Forestry and Heritage Preservation Services