



STAFF REPORT ACTION REQUIRED

Residential Demolition Application – 1120 Dupont Street

Date:	August 9, 2016
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 18 (Davenport)
Reference Number:	P:\2016\Cluster B\BLD\Toronto and East York\TE16010 Demolition Application No. 16 169561 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 1120 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 mixed use building at 1120 Dupont Street that contains one residential dwelling unit because there is no replacement building permit issued at this site; or in the alternative,
2. Approve the application to demolish the subject mixed use building at 1120 Dupont Street (that contains a residential unit) with no conditions.

Financial Impact

Not applicable.

COMMENTS

On June 7, 2016, Susan Manocchio of Sean Teperman Consulting Corp, as applicant for the current owner, Talus (Dupont) Limited, applied for a permit to demolish the existing two storey mixed use building at 1120 Dupont Street that contains one residential dwelling unit.

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.

At the time of this report's preparation, no building permit application for a replacement building has been received.

The City Planning Division received, on December 17, 2014, a Site Plan Application (14-265327 STE 18 SA) for a new 6 storey self storage building, which is currently in circulation and being reviewed.

In addition to the Site Plan Application an application to the Committee of Adjustment for minor variances to the Zoning By-law was refused for the proposed new 6 storey self storage building at its meeting held on September 15, 2016. An appeal of Committee of Adjustment's decision has been made to the Ontario Municipal Board and an OMB hearing date is pending.

In such cases where the residential use is proposed to not to be maintained and no replacement building permit is issued, the Municipal Code requires City Community Council to issue or refuse the demolition permit. Since there is no building permit application for a replacement building and planning matters remain outstanding the issuance of the demolition permit maybe pre-mature in the absence of compelling reasons.

CONTACT

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SIGNATURE

Mario Angelucci, Deputy Chief Building Official and Director, Toronto Building – Toronto and East York District