

## **Residential Demolition Application – 399 Dundas Street West**

**Date:** January 20, 2020

**To:** Toronto and East York Community Council

**From:** Director and Deputy Chief Building Official, Toronto Building

**Wards:** Ward 10 (Spadina – Fort York)

### **SUMMARY**

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This staff report is about 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 application for the demolition of an existing vacant 2-storey mixed use building at 399 Dundas Street West (Application No. 19 248598 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration to refuse or grant the application, including any conditions, if any, to be attached to the demolition permit application because a building permit cannot be issued at this time.

### **RECOMMENDATIONS**

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The Director and Deputy Chief Building Official, Toronto Building, Toronto and East York District recommends that the Toronto and East York Community Council give consideration to the demolition application for 399 Dundas Street West, and decide to:

1. Refuse the application to demolish the vacant 2-storey mixed use building because there is no building permit to replace the building on the site at this time; or
2. Approve the application to demolish the vacant 2-storey mixed use building without any conditions; or
3. Approve the application to demolish the vacant 2-storey mixed use building 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**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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There is no decision history for this property.

## **COMMENTS**

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The subject property is subject to a development application that was submitted to the City on February 4, 2016.

Site Plan Approval application (16 112944 STE 20 SA) to permit a new 4-storey mixed use building with commercial uses on the first and second floors and a total of four residential units on the third and fourth floors is currently under review. A building permit application for the proposal was also submitted at this time.

On November 13, 2019, the applicant, acting for the owner of the property, submitted an application for the demolition of an existing vacant 2-storey mixed use building at 399 Dundas Street West.

In a letter dated January 20, 2020, the applicant advised that demolition of the existing vacant 2-storey mixed use building is required to complete a required hydrogeological assessment and sub service utility investigation.

The subject property is narrow in width and between two other existing 2-storey buildings. In order to properly conduct investigations, a drill and related equipment would be required and with the existing structure currently have no way to access the

site. The assessment is required to allow for the Site Plan Approval application to proceed.

The application for the demolition has been circulated to Heritage Preservation Services, Urban Forestry, and the Ward Councillor. The existing house is not currently on the list of designated historical buildings.

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

## **CONTACT**

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Frank Stirpe, Manager, Plan Review. Toronto and East York District  
T (416) 392-7632 E-mail: Frank.Stirpe@toronto.ca

## **SIGNATURE**

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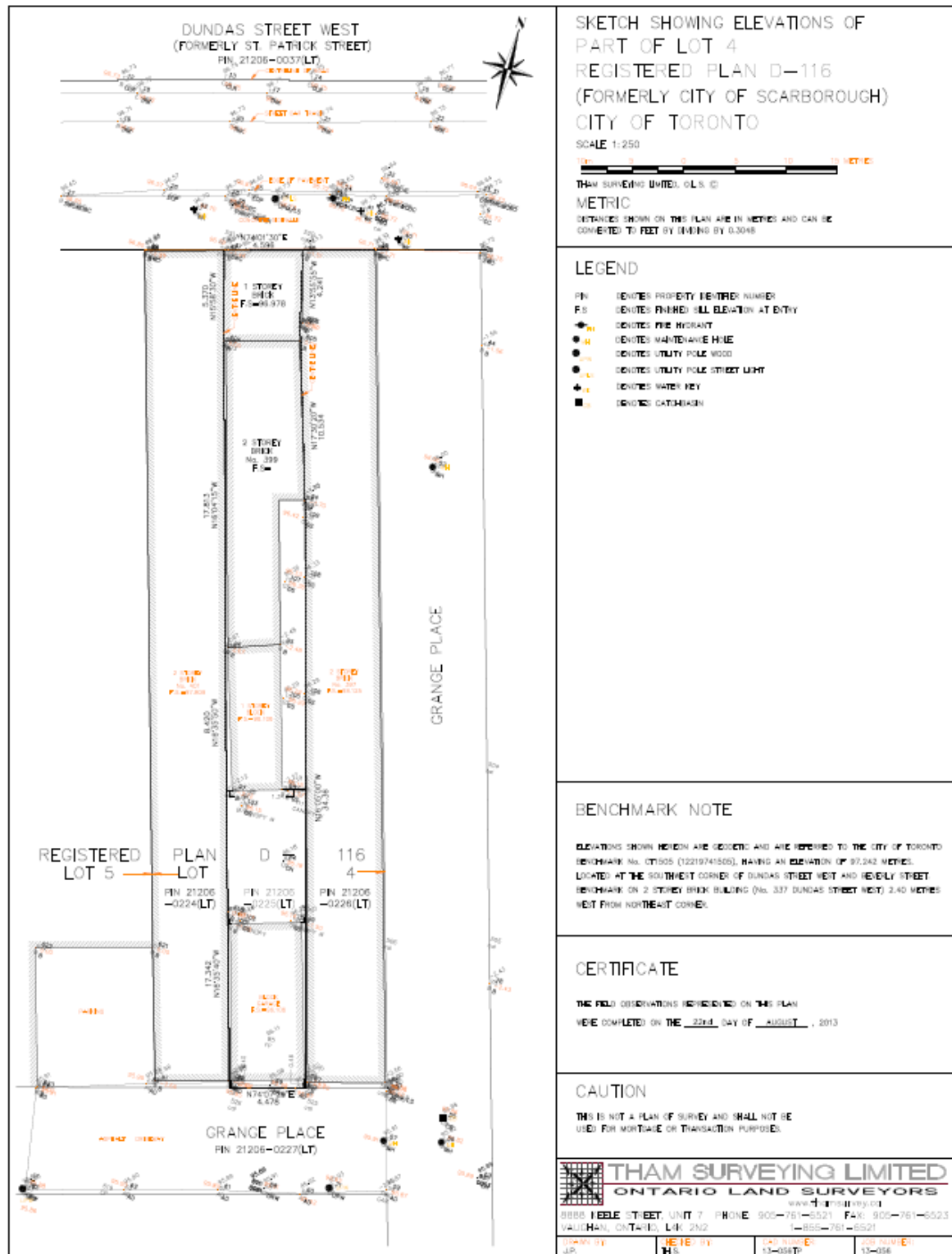
Kamal Gogna  
Director & Deputy Chief Building Official, Toronto Building  
Toronto and East York District

## **ATTACHMENTS**

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1. Surveyor Sketch
2. Letter from Applicant

# 1. Surveyor Sketch



## 2. Letter from Applicant



Date: January 20, 2020

Mr. Will Johnston  
Chief Building Official/Executive Director  
**City of Toronto Building Department**  
Toronto City Hall 12th fl. E.  
100 Queen St. W. Toronto, ON M5H 2N2

**Subject:** Demolition Permit Approval  
**Address:** 399 Dundas Street West, Toronto, ON

Mr. Johnston;

We are the owner's representative for the redevelopment of the property located at 399 Dundas Street West in Toronto and have applied for a demolition permit for the demolition of the existing structure on site. The demolition permit is pending approval of the new building permit and approval from Community Council.


The project is currently undergoing Site Plan Approval for a new four storey mixed use building with retail and 4 new residential units. As a requirement for Site Plan Approval the City of Toronto's planning and engineering staff require a Hydrogeological Test and due to lack of records on existing city services, a Sub Service Utility Investigation is also required. The existing property is very narrow (4.4m maximum in width in most places) and wedged between two other existing 2 storey buildings. In order to properly conduct investigations required, a drill and related equipment would be required and with the existing structure still standing we have no way to access the site, therefore the existing structure on site has to be demolished in order to complete the required investigations.

The existing structure is a 2 Story residential building and has been empty for quite some time. Our client would like to complete the project as soon as possible but without the testing required we cannot proceed with completing our site plan application and as a result cannot proceed with a building permit package and application in order to move forward.

We recognize that the usual requirement for the issuance of a building permit on projects like this is to apply for/receive a building permit for the new proposed structure but this would prove quite difficult due to the testing required on site. Both Hydro- geological and Sub Surface Utility investigations are required to plan for both servicing the new building as well basic structural design.

To that note, we request that a report be submitted by the building department to community council to authorize the issuance of the demolition permit. Please feel free to contact our office anytime to discuss this matter and we can provide any additional information that you may require.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Koroknay", with a long, sweeping horizontal line extending to the right.

Chris Koroknay  
STUDIO CK