

Residential Demolition Application – 292 Dundas Street West

Date: March 30, 2021
To: Toronto and East York Community Council
From: Deputy Chief Building Official and Director
Toronto Building, Toronto and East York District
Wards: Ward 11 (University-Rosedale)

SUMMARY

This staff report is regarding a matter for which the Toronto and East York Community Council has delegated authority to make a final decision.

In accordance with city-wide residential demolition control under the Toronto Municipal Code Ch.363, under the authority of Section 33 of the Planning Act, the application for the demolition of an existing 2-storey mixed use building at 292 Dundas Street West (Application No. 21 108467 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 permit application because a building permit has not been issued for a replacement building.

RECOMMENDATIONS

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 and decide to:

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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

Rezoning application (17 225847 STE 20 OZ) and site plan approval applications (17 225862 STE 20 SA) were submitted on August 31, 2017 to facilitate the redevelopment of the site. A proposed development of a 29-storey mixed-use building is currently under review.

On January 25, 2021, an application was submitted by the applicant to demolish the existing 2-storey mixed use building at 292 Dundas Street West.

The request for the issuance of the demolition permit at this time is to assist with conducting further environmental investigations of the soils to support the proposed development.

The existing building is not currently on the list of designated historical buildings.

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

CONTACT

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

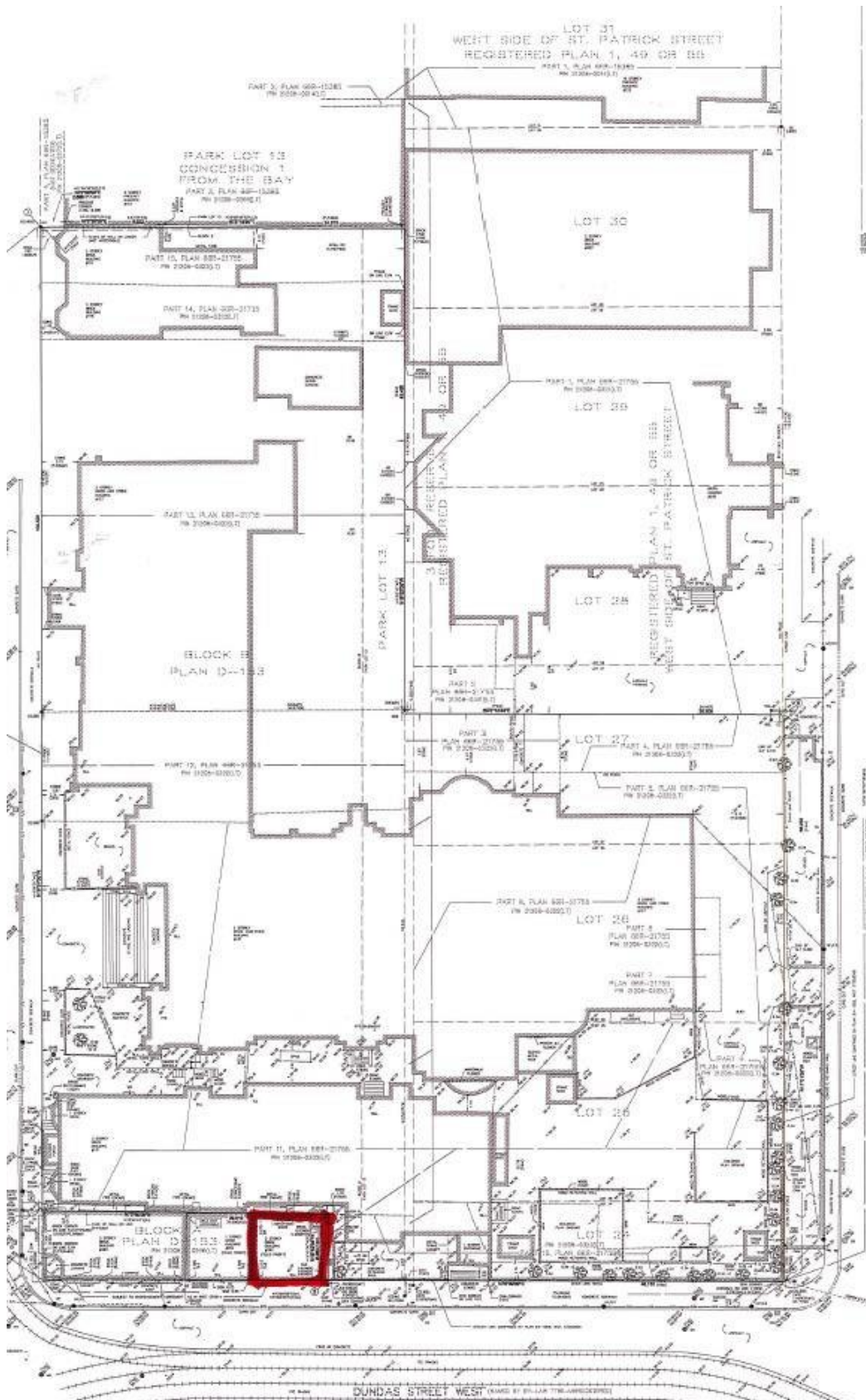
SIGNATURE

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

ATTACHMENTS

1. Survey
2. Letter from Applicant
3. Google Street View

Attachment 1: Survey



Attachment 2: Letter from Applicant

April 12, 2021

DELIVERED VIA EMAIL

Kamal Gogna
Director, Deputy Chief Building Officer
Toronto Building, City Hall
100 Queen St. West
16th Floor West Tower
Toronto ON M5H 2N2

Attention: Frank Stirpe, Manager of Plan Examination, South District

**RE: Request for Community Council Approval of Residential Demolition Permits
292 Dundas St W (21 108467 DEM 00 DM)**

Dear Mr. Gogna:

We request that the residential demolition for a structure on the above-noted subject land be approved by Toronto and East York Community Council prior to the issuance of a replacement building permit as required under Chapter 363 of the Toronto Municipal Code. We need to conduct further environmental investigations of the soils and a demolition permit is required for the purpose of project financing. Additionally, we need to determine the extent of soil remediation in order to finalize a construction schedule for the future development. We are seeking the residential demolition permit for a demolition commencement date of May 1, 2021.

We have communicated with Councillor Mike Layton and believe he has no objection to the issuance of a Residential Demolition Permit related to our proposed project. As such, we request you prepare and send the Demolition Report to Toronto and East York Community Council for approval.

Yours Truly,
TRIBUTE (MCCAUL STREET) LIMITED



Attachment 3: Google Street View

