

Residential Demolition Application - 3206 Dundas Street West

Date: May 17, 2023
To: Toronto and East York Community Council
From: Bill Stamatopoulos, Director and Deputy Chief Building Official,
Toronto Building
Wards: Ward 4 (Parkdale - High Park)

SUMMARY

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 city-wide residential demolition control under Toronto Municipal Code, Chapter 363, under the authority of Section 33 of the Planning Act, the application for the demolition of an existing detached two-storey dwelling with three units at 3206 Dundas Street West (Application No. 22 130122 DEM 00 DM) is referred to the Toronto and East York Community Council for consideration to refuse or grant the application, including any conditions, 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 for 3206 Dundas Street West, and decide to:

1. Refuse the application to demolish the existing detached two-storey dwelling with three units because there is no permit application to replace the building on the site; or
2. Approve the application to demolish the existing detached two-storey dwelling with three units without any conditions; or
3. Approve the application to demolish the existing detached two-storey dwelling with three units 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

There are no financial impacts to the City resulting from the recommendations contained in this report.

DECISION HISTORY

There is no City Council, or Community Council decision history for this property.

COMMENTS

On April 4, 2022, the owner of the property submitted an application for the demolition of an existing detached two-storey dwelling with three units at 3206 Dundas Street West (Application No. 22 130122 DEM 00 DM). Toronto Building has not issued a building permit for a replacement building.

The owner has advised that the existing building is one of a number of buildings being demolished for a new development. The balance of the properties that make up the development site (which are non-residential) already have demolition permits issued and all that remains is the demolition permit for the building located at 3206 Dundas Street West. The property (as well as the balance of properties on site) are vacant and secured. However, they still pose a continued risk of fire and vandalism.

Redevelopment for this parcel is imminent and the owner is advancing their Site Plan Approval resubmission with an Ontario Land Tribunal decision recently being issued in favour of the applicant.

Toronto Building has circulated the application for demolition to 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

Cedric Barrera, Manager, Plan Review, Toronto Building - Toronto and East York District;

Tel.: (416) 392-7538; email address: Cedric.Barrera@toronto.ca

SIGNATURE

Bill Stamatopoulos

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

ATTACHMENTS

1. Email from Applicant
2. Survey of 3206 Dundas Street West

Attachment 1: Email from Applicant

From:
To: [Cedric Barrera](#)
Cc:
Subject: [External Sender] re: Application# 22 130122 DEM 00 DM -- 3206 DUNDAS ST W (Community Council Demo Approval)
Date: May 3, 2023 5:15:50 PM
Attachments: [OLT-21-001800-APR-14-2023.pdf](#)
Importance: High

Hi Cedric,

I hope you are well.

We spoke a few weeks back about trying to move this demolition permit forward given the residential demolition control requirements.

We were under the assumption that we would have a full OTL order and bylaw issued for the project and the would secure a CP shoring and excavation permit would satisfy the residential demolition requirements. Currently we have OTL Decision that supports the proposed development application, however the issuance of the site specific bylaw will take some time to get issued between City Legal, Community Planning and out team. We have also made building permit applications for the future building, and have been working with the examiner to address the shoring Notice.

While we wait for the site specific bylaw to be created (which we were informed today may take a few months) we would like to advance demolition. The property (as well as the balance of properties on site) are vacant and do pose a continued risk for fire and vandalism despite our best efforts to keep them secured. Redevelopment for this parcel is imminent and we have advance our Site Plan Approval resubmission now that OTL Decision was issued.

The balance of the properties that make up the development site already have demolition permits issued and all that remains is the singular demolition permit for 3206 Dundas Street West. As we discussed in the past we would like to demolish all buildings in one effort with our demolition contractor as it would be the cost effective approach as opposed to having our demolition trade take down 2/3 of the site to then have to come back in future to remobilize. Further, one comprehensive demolition effort would be least impactful to the community as opposed to spreading out demolition over time.

I know we have a very limited window to request Buildings Staff to prepare a report for Community Council consideration for residential demolition relief given the next Council Council date June 22, 2023 and I'm hopeful the deadline for agenda has not yet closed.

Can we connect for a few minutes before the end of this week so as to determine what is possible and what additional information you would required to prepare a report.

Thanks,

