

## **Residential Demolition Application - 1113 Dundas Street West**

**Date:** April 25, 2025

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

**From:** Deputy Chief Building Official and Director, Toronto and East York District

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

### **SUMMARY**

---

This staff report pertains to a matter for which the Toronto and East York Community Council has the 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 detached residential building—located at 1113 Dundas Street West (Application No. 25 133755 DEM), is being referred to the Toronto and East York Community Council.

The reason for this report is that a replacement building permit has not yet been applied for at 1113 Dundas Street West.

The Toronto and East York Community Council has the authority to either refuse or approve the demolition applications.

### **RECOMMENDATIONS**

---

The Deputy Chief Building Official and Director of Toronto Building, Toronto East York District, and Strategic Priorities recommends that the Toronto and East York Community Council consider the demolition application for demolition at 1113 Dundas St West and decide to:

1. Refuse the application to demolish the vacant residential building at 1113 Dundas Street West because there is no building permit issued to replace the existing buildings on the site; or
2. Approve the application to demolish the vacant residential building at 1113 Dundas Street West without any conditions; or

3. Approve the application to demolish the vacant residential building at 1113 Dundas Street West with the following conditions:

a) That construction fences be erected in accordance with the provisions of the Toronto Municipal Code, Chapter 363, Article 7, if deemed appropriate by the Chief Building Official;

b) The immediate removal of all debris and rubble after demolition;

c) The laying of sod on the site and maintenance of the site free from garbage and weeds, in accordance with the Municipal Code Chapter 629-10, paragraph B and 629-11; and

d) The backfilling of any holes on the property with clean fill.

## **FINANCIAL IMPACT**

---

There are no financial impacts associated with this application.

## **DECISION HISTORY**

---

There is no decision history for this property.

## **COMMENTS**

---

On March 26, 2025, the owner of 1113 Dundas Street West submitted a letter requesting permission to demolish an existing residential building without applying for a building permit for a replacement structure on the same lot.

This site is part of the City Council-approved Mass Timber Pilot Study at 1113 Dundas Street West and is one of the City's five 'Public Builder Model' sites. This pilot focuses on expediting housing delivery, sustainability, and a climate-action-based approach. The property at 1113 Dundas Street West is the first City-owned site to be considered for the delivery of affordable and market housing using mass timber and other low-carbon materials for building construction.

CreateTO, the City of Toronto's real estate agency, is responsible for the overall project and will lead the demolition of the existing buildings at 1113 Dundas Street West. CreateTO submitted a City-initiated Official Plan and Zoning By-Law Amendment in December 2023 for the development of a 10-storey mass timber building. Approval of the City-initiated Official Plan and Zoning By-Law Amendment was received in July 2024 (TE15.3).

Regarding heritage considerations, the building at 1113 Dundas Street West is neither listed nor designated under the Ontario Heritage Act. It has also been confirmed that the

building at 1113 Dundas Street West is not located in an area controlled by the Toronto and Region Conservation Authority.

In a letter from the owner, the owner indicates that demolishing the building prior to building permit applications being issued will allow the applicant to implement the necessary measures to mitigate any risks associated with construction, thereby reducing potential delays in the overall redevelopment caused by unforeseen site conditions. Additionally, this approach will allow for the incorporation of any required reinforcements to further support the adjacent property.

A recent inspection by a Toronto Building Inspector found one vacant, two-storey single-family dwelling at the site 1113 Dundas Street West. After the demolition, the site will be enclosed with 2.4 metre hoarding that will showcase local artwork and includes information for the community about this City-led pilot project.

## **CONTACT**

---

Ted Van Vliet, Project Director, Business Transformation and Citywide Priorities  
Toronto Building. T 416-392-4235 E-Mail: [Ted.VanVliet@toronto.ca](mailto:Ted.VanVliet@toronto.ca)

## **SIGNATURE**

---



Natasha Barbini

Deputy Chief Building Official and Director, Strategic and City-Wide Priorities, Toronto Building, Toronto and East York District

## **ATTACHMENTS**

---

1. Site Plan of 1113 Dundas Street West
2. Letter from Owner
3. Site Photos



## Attachment 2: Letter from Owner



CreateTO

createto.ca  
@\_CreateTO

March 26, 2025

Daniella Lettieri-Crognale  
Building Consultant – City Wide Priorities Toronto Building  
City Hall  
100 Queen Street West

RE: Demolition permit for 1113 Dundas Street West

Dear Daniella,

An application for a demolition permit for 1113 Dundas Street West has been submitted for review. 1113 Dundas Street West is a City owned sites that contains an existing house with a detached garage. This site is part of the Council Approved Mass Timber Pilot Study at 1113-1117 Dundas Street West. CreateTO is responsible for the redevelopment of the overall project and has responsibility for the demolition of both the existing house and garage at 1113 Dundas St W.

In addition, to the Mass Timber Pilot Study, The City's Environment, Climate & Forestry Division has identified an opportunity to conduct a Deconstruction Pilot Study at 1113 Dundas St. W. Both pilot projects will utilize the same property, showcasing sustainability from demolition through to project completion. The purpose of the deconstruction project is to divert and reclaim as much of the materials of the existing house from landfills.

As a first step in the deconstruction process CreateTO and its contractor Ouroboros Deconstruction have applied for a demolition permit to deconstruction 1113 Dundas St W., without applying for a building permit for the replacement building. The purpose of separating the two permit applications allows us to identify potential risks associated with the structural integrity of the adjacent property, both above and below grade. This proactive approach also enables us to implement necessary measures to mitigate these risks, reducing potential delays on the overall redevelopment that may be caused by unforeseen site conditions. Additionally, it allows for the incorporation of any required reinforcements to further support the adjacent property. These steps help us better prepare and plan for the eventual redevelopment of the overall site.

Should you have any additional questions, please feel free to contact me directly.

Sincerely,

1 / 2

CreateTO

Attachment 3: Site Photos







