

## **Residential Demolition Application at 1648 Dupont Street**

**Date:** June 16, 2025

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

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

**Wards:** Ward 9 (Davenport)

### **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 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 the existing two storey mixed use building (with ground floor commercial and 2nd floor residential) at 1648 Dupont Street (Application No. 24 222573 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration to refuse or to grant the application, including any conditions, to be attached to the demolition permit application because Toronto Building received a request letter from the owner to demolish this building prior to the issuance of a replacement building permit.

### **RECOMMENDATIONS**

---

The Deputy Chief Building Official and Director, Toronto and East York District recommends that the Toronto and East York Community Council consider the application for demolition at 1648 Dupont Street and decide to:

1. Refuse the application to demolish the existing two storey mixed use building at 1648 Dupont Street because there is no permit to replace the building on the site; or
2. Approve the application to demolish the existing two storey mixed use building at 1648 Dupont Street without any conditions; or
3. Approve the application to demolish the existing two storey mixed use building at 1648 Dupont Street 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**

---

On October 6, 2024, an application was submitted to the City by the applicant to demolish the two storey mixed use building, with ground floor commercial and 2nd storey residential use, at 1648 Dupont Street. On June 28, 2024, a Pre-Application Consultation application No. 24 172126 STE 09 PAC was made and on April 30, 2025, a re-zoning application No. 25 151849 STE 09 OZ was submitted for a Zoning By-law Amendment. The proposal is for an 11-storey mixed use building comprised of approximately 10,434.6 square metres of residential gross floor area and 341.7 square metres of grade-related retail space, with 163 residential units.

In the June 4, 2025 letter received from the applicant on behalf of the owner (Attachment 2), the request for issuance of the demolition permit at this time is to safely carryout time-sensitive environmental remediation work on site. The letter states the property was significantly damaged by fire in April 2023 and has remained untenanted and uninhabitable since.

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**

---

Cedric Barrera, Manager, Plan Review, Toronto Building, Toronto and East York District. T (416) 392-7538 E-mail: Cedric.Barrera@toronto.ca

## **SIGNATURE**

---

Natasha Barbini  
Deputy Chief Building Official and Director, Toronto and East York District

## **ATTACHMENTS**

---

1. Survey
2. Owner's Request Letter

Attachment 1: Survey



## Attachment 2: Owner's Request Letter

Gairloch

June 4, 2025

Cedric Barrera  
Manager, Plan Review  
Toronto Building  
Scarborough Civic Centre  
130 Borough Dr., 3rd fl.  
Scarborough, ON M1P 4N7

**Re: Request for Demolition Permit – 1648 Dupont Street (Ward 9)**

Dear Mr. Barrera,

On behalf of Dupont Dev LP (c/o Gairloch Developments), I am writing in connection with our ongoing redevelopment application for the lands municipally known as 1648, 1650, and 1664 Dupont Street.

As part of this process, we are formally requesting the issuance of a demolition permit for 1648 Dupont Street. We understand that due to the building's status under applicable demolition control provisions, this request must be brought before City Council for consideration.

Demolition permits for 1650, and 1664 Dupont Street have already been secured. However, to proceed with time-sensitive environmental remediation work—anticipated to span several months and required for the filing of a Record of Site Condition (RSC)—demolition of all three buildings must occur concurrently.

Notably, 1648 Dupont Street was significantly damaged by fire in April 2023 and has remained untenanted and uninhabitable since. Moreover, undertaking two separate demolition exercises would unnecessarily extend the disruption to the surrounding community. A single, coordinated demolition effort will minimize local impacts and allow for the safe preparation of the site for remediation.

Given the above, we respectfully request approval to proceed with the demolition of 1648 Dupont Street in advance of final redevelopment approvals. For your review, we have enclosed the relevant Environmental Site Assessments and supporting documentation.

We remain fully committed to complying with all applicable demolition control requirements and to working collaboratively with City staff throughout this process. Should you require any additional information or wish to discuss this request further, we would be pleased to make ourselves available at your convenience.

Sincerely,

Dupont Dev LP (c/o Gairloch Developments)

CC:

Development, Dupont Dev LP (c/o Gairloch Developments)

GAIRLOCH DM LP /

TORONTO, ON,

INFO@GAIRLOCH.CA

GAIRLOCH.CA