

Residential Demolition Application – 554 and 556 Dupont Street

Date: October 2, 2025

To: Toronto and East York Community Council

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

Wards: Ward 11 (University-Rosedale)

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 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 two existing townhouses at 554 and 556 Dupont Street (Application No. 25 102100 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 application to replace the residential buildings has not been made and a request letter from the owner was received.

RECOMMENDATIONS

The Deputy Chief Building Official and Director, Toronto and East York District recommends that the Toronto and East York Community Council give consideration to the demolition application for 554 and 556 Dupont Street, and decide to:

1. Refuse the application to demolish the two existing townhouses at 554 and 556 Dupont Street because there is no permit to replace the building on the site at this time; or
2. Approve the application to demolish the two existing townhouses at 554 and 556 Dupont Street without any conditions; or

3. Approve the application to demolish the two existing townhouses at 554 and 556 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 January 7, 2025, Toronto Building received an application to demolish the two existing townhouses at 554 and 556 Dupont Street. There are no applications to replace the existing residential buildings.

The existing townhouses are two storeys in height and contain one dwelling unit in each townhouse. In support of the application for demolition, the owner has provided a request letter dated August 11, 2025, and an Engineer Report dated August 5, 2025.

In the request letter, the owner has expressed concerns with the existing building including structural integrity and the not-for-profit organization's financial ability to repair and maintain the buildings. The letter also indicates that the building is currently vacant.

The Engineer report outlines that based on the current condition of the townhouses, they are not economically or safely repairable. The report concludes that based on the condition of the foundation, structure and mold growth has rendered the property

uninhabitable and poses ongoing health and safety risks to anyone inside. The report strongly recommends that the property be demolished to prevent any further risk to life or property damage. Toronto Building has reviewed the report and there is no immediate concern on the structural stability of the townhouses that would warrant an unsafe order at this time.

After the townhouses are demolished, the owner intends to back fill holes where the basements of the townhouses used to be, landscape, and pave the area.

The proposal is required to comply with the Building Code Act, Building Code, and any Applicable Law. This is confirmed through the demolitions permit review process.

This application has been circulated to 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

Kristal Sethi, Manager (Acting), Toronto Building, Plan Review, Toronto and East York District. T (416) 395-7063 E-mail: kristal.sethi@toronto.ca

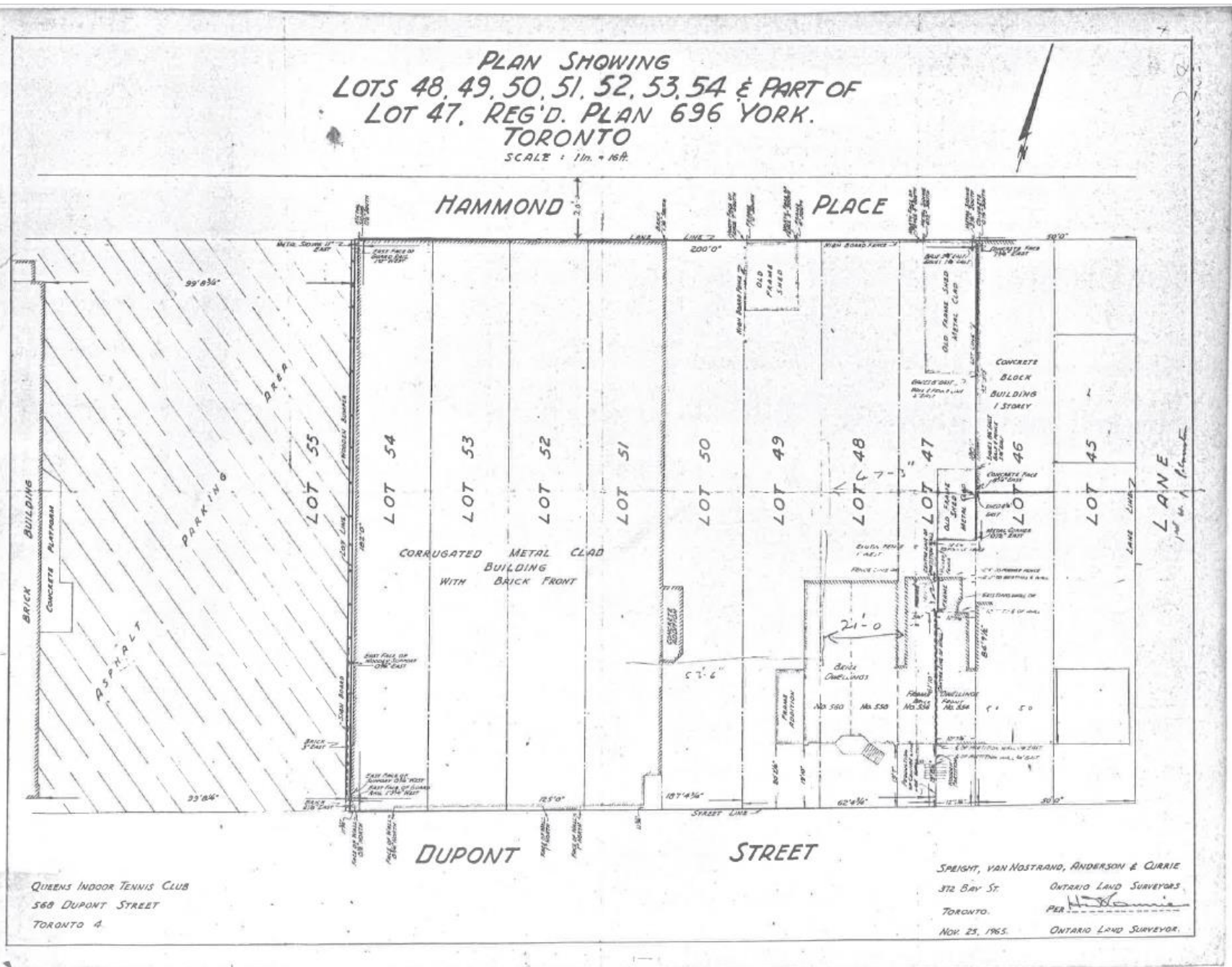
SIGNATURE

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

ATTACHMENTS

Attachment 1: Survey
Attachment 2: Owner's Request Letter
Attachment 3: Engineer Report

Attachment 1: Survey



Attachment 2: Owner's Request Letter



August 11, 2025

Sent via email: Krista.Sethi@toronto.ca

Toronto & East York Community Council
Toronto Building, North York District
City of Toronto
Attention: Kristal Sethi
Supervisor, Zoning, Plan Review

**Re: Demolition of 554 and 556 Dupont Street, Toronto
Application 25 102100 DEM 00 DM**

Dear Community Council Members,

This is a request letter from the Queen City Indoor Tennis Club (**Club**) in support of the Club's application for a demolition permit, in lieu of a replacement building certificate, for the building units known municipally as 554 and 556 Dupont Street (**Units**).

Background

The Club is a not-for-profit corporation existing under the *Not-for-Profit Corporations Act (Ontario)*. The purposes of the Club are to own and operate a tennis and social club for the benefit of its members. The Club currently has 232 members and 43 intermediate and junior players. The members do not have any ownership interest in the Club. The Club is governed by a board of directors composed of members who serve on a volunteer basis without compensation.

The Club was incorporated in 1957, when it acquired the building at 568 Dupont Street, which was then the home of the Toronto Skating Club. Initially, the Club had one tennis court located on the former ice rink surface. In 1966, the Club acquired several properties to the East of the original building, including the Units, and added an attached building containing a second tennis court.

Units

Before May 2025, each of the Units was rented to one tenant.

For the Club's most recent financial years, the rental income from the Units marginally exceeded the Club's operating costs of owning and maintaining the Units.

In 2023, as part of a long-term planning exercise, the Club retained Pinchin Ltd. (**Pinchin**), an engineering consulting firm, to provide the Club with a long-term plan for maintaining, repairing and replacing the Club's buildings and infrastructure, including the Units. Based on Pinchin's work, the Club and its strategic advisers, GGA Partners Inc., determined that, for the period 2023 to 2032, the Club would be required to spend a total of ~\$323,000 on capital expenditures, and ~\$5,000 annually on repair and maintenance expenses, for the Units.

In mid-2024, the Club determined that it was no longer financially viable for the Club, as a not-for-profit corporation, to continue to own and rent the Units. The Club then notified the tenants that it intended to demolish the Units and would like to come to a mutually acceptable agreement for them to vacate the Units.

The Club and the tenants reached agreement. The tenants vacated the Units at the end of April and have moved to alternative accommodation. The Units have been vacant since the end of April and have been boarded up for safety reasons.

Neighbouring Property

The Club reached an agreement with the owner of the neighbouring property to the East of the Units (**552 Dupont**) concerning the steps that the Club will take to protect the party wall between the Units and 552 Dupont from the elements during and after demolition and to maintain the structural integrity of 552 Dupont.

Based on that agreement, the owner of 552 Dupont has advised the City in writing that it does not object to the issuance of a demolition permit for the Units.

Vacant Land

After the Units are demolished, the Club intends to fill in the holes where the basements of the Units used to be with weeping tiles, gravel and soil and landscape and pave the area.

Structural Report

The Club asked V&J Architecture Inc., the architecture firm working with the Club's demolition contractor, to have their structural engineer prepare a report on the structural status of the Units.

Attached with this letter is a copy of the structural engineer's report which confirms that, based on the extensive structural, foundation and safety issues detailed in the report, the Units are not economically or safely repairable.

City Required Documentation

The Club believes that it has provided the City with all the documentation required in support of its application for a demolition permit, including confirmation that the area created by the demolition of the Units will remain vacant and will not be used for commercial parking or any other use.

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The Club would be pleased to answer any questions that you may have and provide any additional information that you may require.

Thank you for your consideration.

Sincerely,

Attachment: Architectural and Engineering Service, Engineer Report, 554-556 Dupont St.,
August 5, 2025

Attachment 3: Engineer Report



Architectural and Engineering Service

August 05, 2025

Project Address: 554-556 Dupont St. Toronto, ON, M6G 1Y9

To: To Whom it may concern

Subject: Structural Integrity Assessment and Recommendation for Building Demolition

I have conducted a thorough visual evaluation of the property located at 554-556 Dupont St. Toronto, ON, M6G 1Y9, and have noted the following:

1. Foundation and Basement Issues:

- **Cracking Front Concrete Stairs:** The front concrete stairs exhibit significant cracking, indicative of structural movement and potential instability. This could lead to further deterioration if left unaddressed.
- **Cracks in Brick Below First Floor Window and Above Basement Door Entrance:** Visible cracks in the brickwork below the first-floor window and above the basement door are signs of settlement and shifting of the building structure. These cracks suggest that the foundation is compromised.
- **Crack in Concrete Foundation Wall:** A large crack in the concrete foundation wall is observed, which compromises the structural integrity of the foundation and could lead to further foundation failure if not properly addressed.
- **Water Leaks and Dampness in the Foundation:** Dampness is present throughout the foundation floor, and there is evidence of water infiltration into the basement through the old fieldstone foundation wall. The ongoing water penetration exacerbates the foundation's deterioration.
- **Shifting of Block Foundation Wall:** Both horizontal and vertical shifting of the block foundation walls has been noted. This indicates severe movement in the foundation that affects the overall structural stability of the house.
- **Mold and Leakage in the Basement:** Mold growth throughout the basement, as well as water leakage, suggests both moisture and structural failure. This condition poses health risks and indicates the foundation is beyond practical repair.
- **Disintegration of Mixed Stone and Brick Foundation Wall:** The foundation wall composed of mixed stone and brick is disintegrating, compromising the load-bearing capacity of the structure.

2. Structural Issues in the Upper Levels:

- **Non-Habitable Basement:** The basement height is only 6 feet, rendering the space unsuitable for habitation. Furthermore, the basement stairs are only 2 feet wide, which is too narrow for safe access, further restricting its usability.
- **First Floor Ceiling Joists:** The first-floor ceiling joists are structurally compromised due to multiple cuts made for plumbing installation. This severely weakens the integrity of the floor system and poses a risk of collapse.
- **Unsafe Second Floor Stair Railing:** The stair railing on the second floor is unsafe and does not meet current building standards, posing a significant fall hazard to occupants.

- **Chimney Masonry Issues:** The chimney masonry on the first floor has been removed and is unsupported by masonry on the second floor, creating a collapse risk. This condition could lead to a serious structural failure in the chimney system.
- **Missing Wall Studs on the First and Second Floors:** Numerous interior walls on both the first and second floors are missing studs in multiple locations, which compromises the building's load-bearing structure and overall safety.

3. Insulation and Roofing Issues:

- **Improper Insulation:** The exterior walls were constructed with bricks in place of standard insulation materials, leading to improper insulation and poor thermal performance. The entire house is uninsulated, which results in energy inefficiency and thermal discomfort.
- **Roof Structure Deficiencies:** The roof is missing collar ties, which are critical for maintaining the roof's stability. Without these structural components, the roof is susceptible to shifting, which could cause significant damage to the entire building.
- **Mold on the Roof:** The presence of black-colored wood on the roof indicates extensive mold growth, which is detrimental to the structural integrity of the roof and poses serious health risks. The roof insulation is also moldy and requires complete replacement.
- **Rotten Roof Shingles:** The shingles on the roof of the back addition are significantly rotted, leading to water penetration and further structural degradation.
- **Exterior Siding Mold:** Mold is also present on the exterior siding, which further contributes to the building's decay and deteriorating appearance.

Conclusion and Recommendation:

Based on the extensive structural, foundation, and safety issues detailed above, it is clear that the building is not economically or safely repairable. The combination of foundation failure, structural instability, unsafe living conditions, and pervasive mold growth has rendered the property uninhabitable and poses ongoing health and safety risks to anyone inside.

The costs associated with attempting to bring the building up to code and ensuring structural safety would likely exceed the value of the property itself. Additionally, the environmental and health hazards posed by the mold, water infiltration, and compromised foundation further support the recommendation to demolish the building entirely.

I strongly recommend that the property be demolished to prevent any further risk to life or property damage. Should you require further information or assistance, please do not hesitate to contact me.

Sincerely





Crack and shifted
Brick Veneer



Crack Front Entrance
stairs



Foundation wall made of stone and brick .
Visual Moisture

Mold on foundation wall



Concrete Wall cracke



Foundation wall crack filled with foam

Mold on foundation wall



Multiple material in foundation walls

Stone Wall repaired with brick

Mold on foundation wall



Basement Concrete Floor moisture



Mold on foundation Joist system



Mold on foundation
Joist system



Concrete Block
Foundation wall
Shifted crack

Foundation wall Mold



Joist floor Damage



All stairs 2' 3" wide
not comply with OBC requirements



Brick Chimney
supported by wood
frame at the ceiling of
second floor . no
proper support at the
ground floor



Missing wall frameStud
in many locations



Brick was used as
insulation material on
exterior wall

All building missing
insulation



No collar ties at the roof location

Roof insulation moldy and required replacement





Roof replacement
required



Mold on the wall
sidings