

Residential Demolition Application - 1423 Dufferin Street

Date: December 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 residential building at 1423 Dufferin Street (Application No. 25 221950 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration because Toronto Building received a request letter to demolish the 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 1423 Dufferin Street and decide to:

1. Refuse the application to demolish the existing residential building at 1423 Dufferin Street because there is no permit to replace the building on the site; or
2. Approve the application to demolish the existing residential building at 1423 Dufferin Street without any conditions; or
3. Approve the application to demolish the existing residential building at 1423 Dufferin 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 September 8, 2025, an application was submitted to the City by the applicant to demolish the existing residential building at 1423 Dufferin Street. On October 15, 2025, Rezoning Application No. 25 240145 STE 09 OZ was submitted for a 9-storey apartment containing 60 residential dwelling units with a total of 3,859 square metres of residential GFA and 135 square metres of commercial GFA.

The request for the issuance of this demolition permit, at this time, is to allow the site to be safely cleared, secured, and properly maintained.

Please refer to the attached applicant letter (Attachment 2) for additional details, in which they also advise that the existing building is boarded up, uninhabitable, and provides no occupancy or livable residential space. The applicant advises that the property has been vacant for an extended period, with ongoing deterioration, vandalism, and general safety concerns.

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 2: Owner's Request Letter



To:

Cedric Barrera
Manager, Plan Review
City of Toronto
Cedric.Barrera@toronto.ca
Tuesday November 25th 2026

Request for Consideration – Demolition Permit Prior to Issuance of Replacement Building Permit 1423 Dufferin Street, Toronto.

I am writing on behalf of the property owner of 1423 Dufferin Street to respectfully request that the demolition permit for the existing structure be considered for approval in advance of the replacement building permit at Community Council.

There are no active residential units on the property. The existing building is boarded up, uninhabitable, and provides no occupancy or livable residential space. It has been vacant for an extended period, with ongoing deterioration, vandalism, and general safety concerns.

Issuing the demolition permit at this stage would allow the site to be safely cleared, secured, and properly maintained.

Thank you for your time and consideration. Please let us know if any additional information is required to support this request.

Sincerely,

Project Manager – Toronto Standard Group