

Residential Demolition Application – 60 and 64 Dundas Street East

Date: February 11, 2026

To: Toronto and East York Community Council

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

Wards: Ward 13 (Toronto Centre)

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 applications for the demolition of two existing attached 3-storey mixed-use buildings containing four vacant residential units at 60 and 64 Dundas Street East (Application Nos. 26 114740 DEM 00 DM and 26 1141746 DEM 00 DM) are being referred to the Toronto and East York Community Council for consideration to refuse or grant the applications, including any conditions, to be attached to the permit applications because a building permit has not been issued for a replacement building.

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 applications for 60 and 64 Dundas Street East, and decide to:

1. Refuse the applications to demolish two existing attached 3-storey mixed-use buildings containing four vacant residential units at 60 and 64 Dundas Street East because a permit for a replacement building has not been issued; or
2. Approve the applications to demolish two existing attached 3-storey mixed-use buildings containing four vacant residential units at 60 and 64 Dundas Street East without any conditions; or

3. Approve the applications to demolish two existing attached 3-storey mixed-use buildings containing four vacant residential units at 60 and 64 Dundas Street East 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) That all debris and rubble be removed immediately after demolition;
- c) That sod be laid on site and that the site be maintained free from 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 February 9, 2026, applications for the demolition of two existing attached 3-storey mixed-use buildings containing four vacant residential units at 60 and 64 Dundas Street East were submitted to Toronto Building. A building permit application for a proposed 21-storey student residence for Toronto Metropolitan University (Application No. 25 243231 BLD 00 NB) has been submitted as a replacement building but cannot be issued due to outstanding applicable law, notably Site Plan Approval, and Ontario Building Code compliance deficiencies, which the owner is working to resolve.

In a letter dated February 5, 2026, the owner of 60 and 64 Dundas Street East, which is a part of Toronto Metropolitan University, has indicated that they wish to demolish the two existing attached 3-storey mixed-use buildings at 60 and 64 Dundas Street East to ensure that the site is ready for the proposal to construct a new 21-storey student residence building and in order to maintain the proposed development's critical-path, four year construction schedule to deliver much-needed, affordable, purpose-built student housing in Toronto's downtown core.

An application for building permit to construct a new 21-storey student residence building with 1,370+ bed student residence has been received (Application No. 25 243231 BLD 00 NB).

Since the two existing attached 3-storey mixed-use buildings at 60 and 64 Dundas Street East contain four vacant residential units and a building permit for a replacement building has not been issued for the site, these applications are being referred to the Toronto and East York Community Council. In such cases, the Municipal Code requires Community Council to approve or refuse the demolition applications.

The existing buildings are not currently on the list of designated historical buildings.

The land is not within a Toronto and Region Conservation Authority regulated area.

CONTACT

Karthie Bremachandran, Manager, Plan Review, Toronto Building, Toronto and East York District. T (416) 392-4699 E-mail: Karthie.Bremachandran@toronto.ca

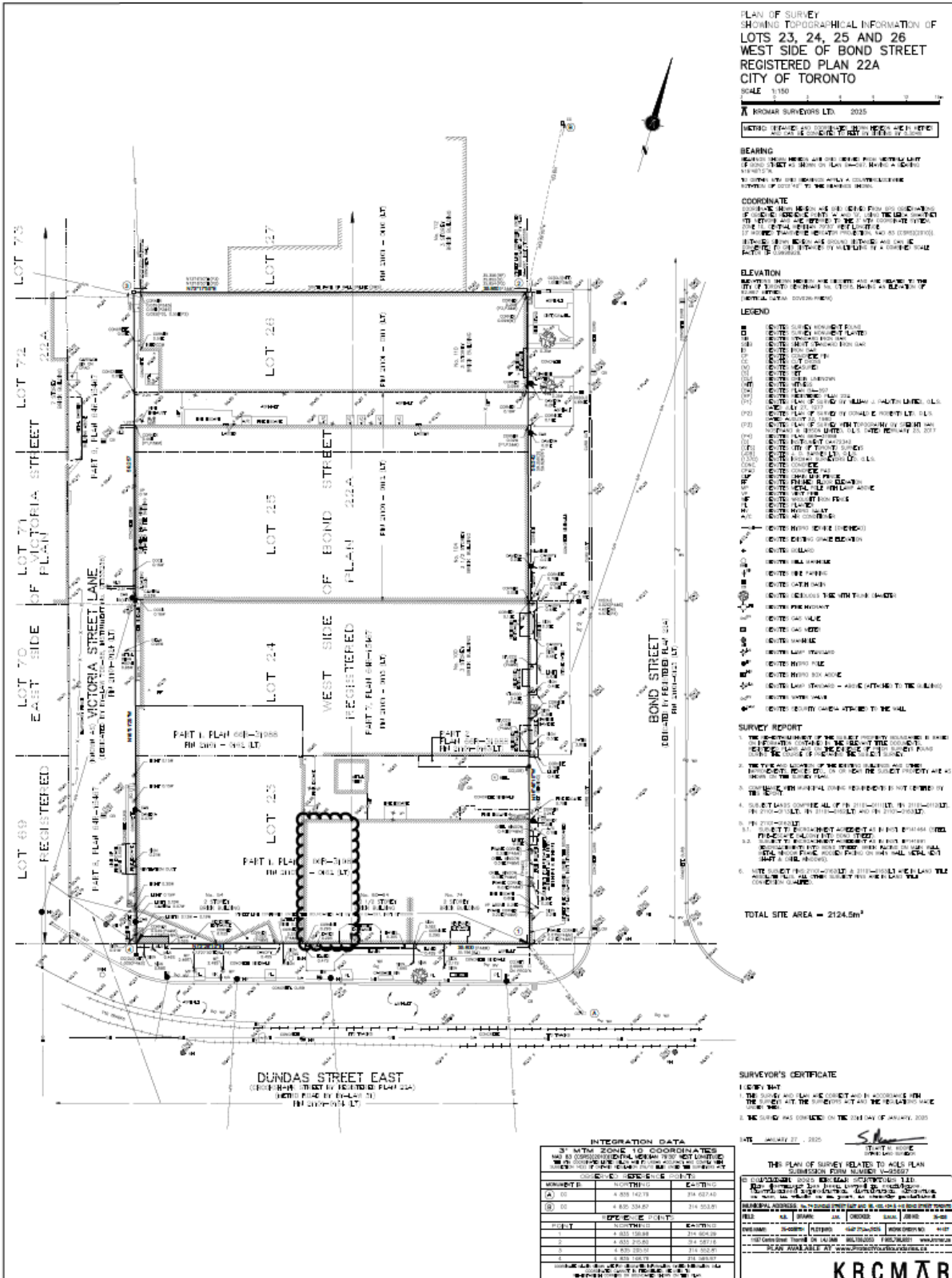
SIGNATURE

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

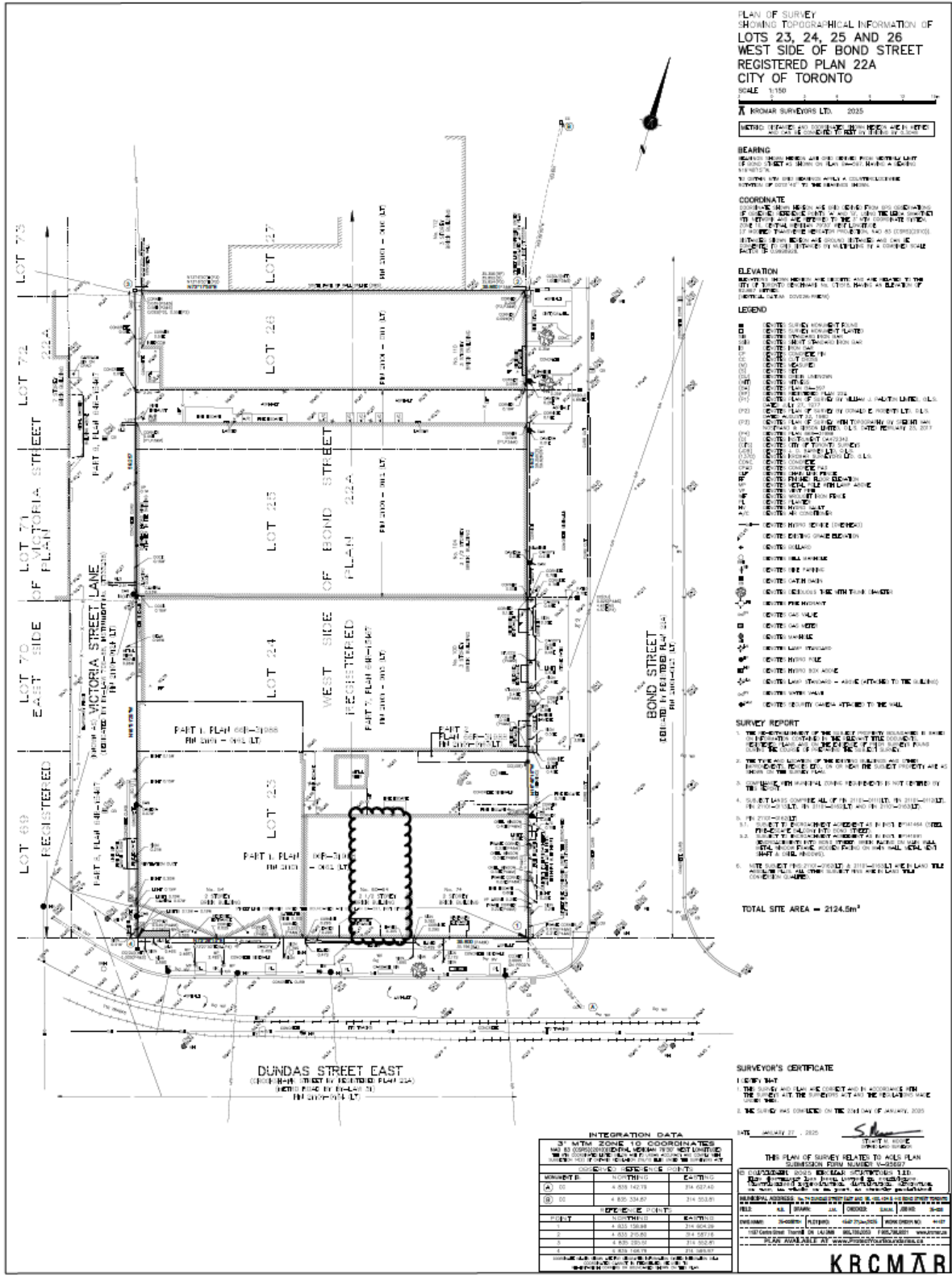
ATTACHMENTS

1. Surveys (60 and 64 Dundas St E)
2. Request Letter

Attachment 1: Surveys



Attachment 1: Surveys



Attachment 2: Request Letter



February 5, 2026

Natasha Barbini
Director/Deputy Chief Building Official
Strategic and City-Wide Priorities
Toronto Building
Toronto & East York District
Toronto City Hall
16th Floor East, 100 Queen St W
Toronto, ON M5H 2N2

Re: 60 & 64 Dundas Street East, Toronto – Request for Residential Demolition Permits

Dear Ms. Barbini,

Pursuant to section 363-6.3(D) of the City of Toronto Municipal Code, we are writing to request community council's recommendation to issue a residential demolition permit for the two attached commercial buildings containing a total of four (4), vacant, residential apartments located at 60 Dundas Street East and 64 Dundas Street East (the "Properties"). Demolition permits have already been approved for the adjoining properties of 54 Dundas Street East, 74 Dundas Street East, and 100-110 Bond Street, which, together with the Properties, form a land assembly (the "Development Site") intended to be developed into a 21-storev. 1.370+ bed student residence (the "[Proposed Development](#)").

A building permit for the Proposed Development has been submitted and is under the City's review. In the meantime, we respectfully request that the Toronto and East York Community Council expeditiously recommend the Properties' demolition permit issuance, in order to maintain the Proposed Development's critical-path, four (4) year construction schedule to deliver much-needed, affordable, purpose-built student housing in Toronto's downtown core. Partial permit applications have also been filed for Shoring, Foundation, and Structural work. All relevant permit numbers are provided below, for reference.

Please let us, and our partners at Cedar Podium know if there is any further information required. Many thanks for your cooperation and support on this important project for our community.

Sincerely,

AVP, Facilities Management & Development

LIST OF PERMIT NUMBERS FOR THE PROPOSED DEVELOPMENT

Demolition Permits - Approved

25 267600 DEM 00 DM (54 DUNDAS ST E)
25 267609 DEM 00 DM (74 DUNDAS ST E)
26 104064 DEM 00 DM (100 BOND ST)
26 104081 DEM 00 DM (104 BOND ST)
26 104039 DEM 00 DM (110 BOND ST)

Building Permits – Under City's Review

25 243231 BLD 00 NB (100 BOND ST)
25 243231 FND 00 PP (100 BOND ST)
25 243231 SHO 00 PP (100 BOND ST)
25 243231 STR 00 PP (100 BOND ST)
25 243231 STS 00 PP (100 BOND ST)