

Residential Demolition Application – 83 Dunvegan Road

Date: June 16, 2026

To: Toronto and East York Community Council

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

Wards: Ward 12 (Toronto-St. Paul's)

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 the existing detached house containing one dwelling unit at 83 Dunvegan Road (Application No. 26 143598 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 there is no building permit application to replace the residential 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 application for 83 Dunvegan Road, and decide to:

1. Refuse the application to demolish the existing detached house containing one dwelling unit at 83 Dunvegan Road because there is no permit to replace the building on the site at this time; or
2. Approve the application to demolish the existing detached house containing one dwelling unit at 83 Dunvegan Road without any conditions; or
3. Approve the application to demolish the existing detached house containing one dwelling unit at 83 Dunvegan Road 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 City Council or Community Council decision history for this property.

COMMENTS

On April 14, 2026, an application was submitted by the applicant to demolish the existing detached house containing one dwelling unit at 83 Dunvegan Road. There is no application to replace the existing residential building.

The existing building is two and a half storeys, and the building contains one dwelling unit. In support of the application for demolition, the applicant, on behalf of the owners, has provided a letter dated April 13, 2026.

In the letter dated April 13, 2026, the applicant has clarified that the property, 83 Dunvegan Road, was recently purchased by the owners of 87 Dunvegan Road, and the two parcels have been consolidated into a single lot.

The intent is to consolidate the additional land area from 83 Dunvegan Road with the existing property 87 Dunvegan Road primarily to increase the landscaped open space and create a more functional side-yard area. The merging of the properties is supported by an email from the owners' legal counsel who state that the properties are not the whole of a lot on a plan of subdivision and have merged as a function of holding both parcels in the same title.

After the dwelling unit is demolished, the owners intend to fill in the holes where the basements of the dwelling unit used to be and landscape. In addition, there is an existing ancillary building and driveway servicing 83 Dunvegan Road that will be demolished. The letter clarifies that the existing driveway at 87 Dunvegan Road will be maintained as-built.

The existing detached house proposed to be demolished contains no tenants.

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

Brandon Cipolletta, Manager, Plan Review, Toronto Building, Toronto and East York District. T (416) 392-7632 E-mail: brandon.cipolletta@toronto.ca

SIGNATURE

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

ATTACHMENTS

1. Survey
2. Applicant's Request Letter (on behalf of Owners)
3. Photos (87 and 83 Dunvegan Road)
4. Email from owners' Legal Counsel
5. Photos (87 Dunvegan Road)

[illegible]

Attachment 2: Applicant's Request Letter (on behalf of Owners)

April 13th, 2026

Building Department - City of Toronto

City Hall
100 Queen St W
Toronto, Ontario
M5H 2N2

To Whom It May Concern,

Please accept this letter in support of our application to remove the existing home and rear yard accessory structure located at 83 Dunvegan Road. The property was recently purchased by the owners of 87 Dunvegan Road, and the two parcels have since been consolidated into a single lot. We have verified this with the owner's real estate lawyer who confirmed that the "properties merged by operation of law"

In addition to the removal of the buildings on 83 Dunvegan Rd, we will also be removing the driveway. The existing driveway at 87 Dunvegan Rd will be maintained as-built

Both 83 and 87 Dunvegan are existing houses that have been in place for several years and are Single Family Dwellings with full services and NO tenants. The intent is to consolidate the additional land area from 83 Dunvegan Road with the existing property at 87 Dunvegan Road, primarily to increase the landscaped open space and create a more functional side-yard area. Photos of the existing homes attached to this letter below for reference.

We believe this proposal represents a thoughtful improvement to the overall character of the property and we would appreciate your consideration and approval.

Attachment 3: Photos (87 and 83 Dunvegan Road)

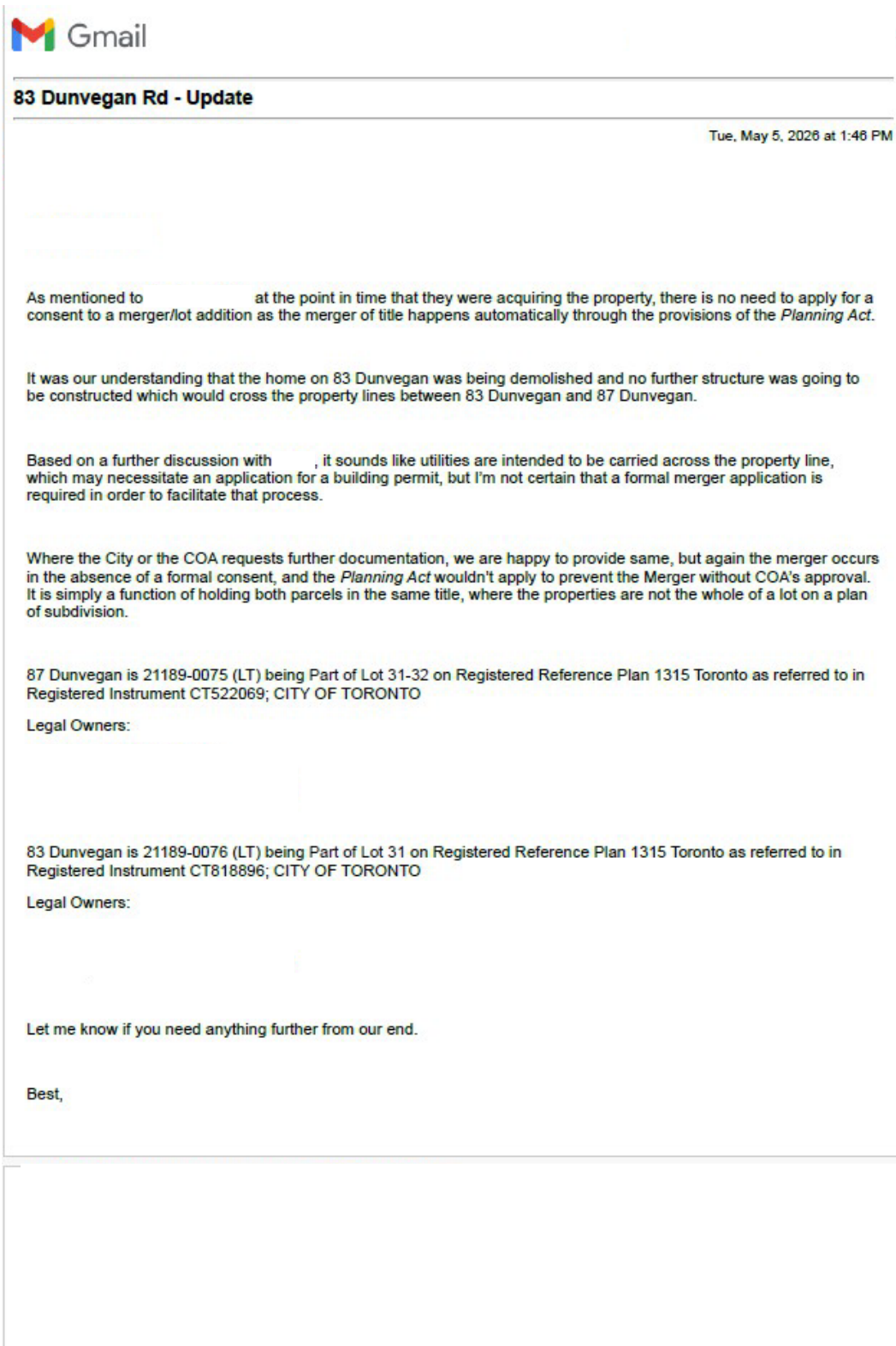


87 Dunvegan Road



83 Dunvegan Road

Attachment 4: Email from owners' Legal Counsel



Attachment 5: Photos (87 Dunvegan Road)

