

Residential Demolition Application at 78 Springhurst Avenue

Date: June 17, 2026

To: Toronto and East York Community Council

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

Wards: Ward 4 (Parkdale-High Park)

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 residential building at 78 Springhurst Avenue (Application No. 26 182029 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 applications because a building permit has not been issued for a replacement building.

RECOMMENDATIONS

The Deputy Chief Building Official and Director, Toronto Building, Toronto and East York District recommends that the Toronto and East York Community Council consider the application for demolition at 78 Springhurst Avenue and decide to:

1. Refuse the application to demolish the existing two storey residential building at 78 Springhurst Avenue because there is no building permit to replace the building on the site; or
2. Approve the application to demolish the existing two storey residential building at 78 Springhurst Avenue without any conditions; or
3. Approve the application to demolish the existing two storey residential building at 78 Springhurst Avenue subject to the following conditions:

a. The owner shall receive approval of a Rental Housing Demolition Permit (26 145180 STE 04 RH) under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of the one (1) existing rental dwelling unit at 78 Springhurst Avenue;

b. 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;

c. That all debris and rubble be removed immediately after demolition;

d. 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

e. That any holes on the property are backfilled with clean fill; and

f. Authorize the Chief Planner and Executive Director, City Planning or their designate to issue Preliminary Approval of a future Rental Housing Demolition Permit (26 145180 STE 04 RH), as required in Recommendation 3.a. above, for the demolition of the one (1) existing rental dwelling unit at 78 Springhurst Avenue subject to the following:

(i) The owner shall provide and maintain replacement of the rental dwelling unit having a minimum total gross floor area of 151 square metres to replace the one (1) existing rental dwelling unit proposed to be demolished at 78 Springhurst Avenue as part of any future development on any of the lands at 1, 3, 5, 7, 9, 11, 13, 15, and 17 Close Avenue, 74 and 78 Springhurst Avenue, and 74 and 82 Dunn Avenue (the "Lands") for a period of at least 20 years beginning from the date that each replacement rental unit is first occupied. During such 20-year period, no replacement rental unit shall be registered as a condominium or any other form of ownership housing that provides a right to exclusive possession of a dwelling unit, including life-lease or co-ownership, and no application shall be made to demolish any replacement rental unit or convert any replacement rental unit to a non-residential rental purpose. The location, unit type, and unit size of the replacement rental unit shall be determined as part of the application review process for any future planning application for the Lands, to the satisfaction of the Chief Planner and Executive Director, City Planning;

(ii) The owner shall provide and maintain the replacement rental dwelling unit required in Recommendation (f)(i). above at rents that are no higher than one (1) times the average rent for the same bedroom type in the City of Toronto, as reported by Canada Mortgage and Housing Corporation in its most recent Rental Market Survey, for a period of at least 10 years beginning from the date of first occupancy of the replacement rental unit, to the satisfaction of the Chief Planner and Executive Director, City Planning; and

(iii) The owner shall enter into, and register on title to the Lands, an amended agreement pursuant to Section 111 of the City of Toronto Act, 2006, to secure the conditions outlined in Recommendations (f)(i) and (f)(ii). above, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning; and

g. Authorize the Chief Planner and Executive Director, City Planning or their designate to issue a future Rental Housing Demolition Permit (26 145180 STE 04 RH), as required in Recommendation 3(a) above and subject to the conditions in Recommendations 3(f)(i) through (iii). above, for the demolition of the one (1) existing rental dwelling unit at 78 Springhurst Avenue after all of the following have occurred:

(i) the conditions in Recommendations 3(f)(i) and 3(f)(ii). above have been secured though the agreement required in Recommendation 3(f)(iii) above; and

(ii) the Official Plan and Zoning By-law Amendments for application 26 143612 STE 04 OZ have come into full force and effect; and

h. Authorize the Chief Building Official and Executive Director, Toronto Building to issue a permit to demolish the two-storey residential building pursuant to Section 33 of the Planning Act and the City of Toronto Municipal Code, Chapter 363, Article 6 "Demolition Control" after the Chief Planner and Executive Director, City Planning or their designate has given Preliminary Approval referred to in Recommendation (g). above.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of October 27, 28, and 30, 2020, City Council adopted Item TE19.1 "150 Dunn Avenue Zoning Amendment (Part of a Larger Parcel of Land Including 74, 82, 130, 160, and 162 Dunn Avenue, 1-17 Close Avenue, and 74 and 78 Springhurst Avenue) - Final Report" and approved in principle Zoning By-law Amendments to facilitate the development of a six-storey addition to UHN's existing Lakeside LTC facility. Council's approval is contingent on several conditions, one of which is that UHN enter into an agreement with the City pursuant to Section 37 of the Planning Act to secure and maintain the 12 existing affordable rental dwelling units at 5-15 Close Avenue, 74 and 78 Springhurst Avenue, and 74 and 82 Dunn Avenue as rental housing for a period of at least 49 years from the date that the Zoning By-law Amendments come into full force and effect. Council's decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE19.1>

COMMENTS

On June 10, 2026, the applicant submitted an application to the City to demolish the existing two-storey residential building located at 78 Springhurst Avenue.

As part of the redevelopment, 78 Springhurst Avenue is proposed for demolition. The residential dwelling at 78 Springhurst Avenue is currently tenanted, and UHN is in the process of securing alternative accommodations for the residents.

A condition of Build Canada Homes (BCH) funding is that construction commence in 2026. To meet this requirement, demolition is targeted before the end of the year. This timing necessitates the submission of this application to permit demolition in advance of the replacement building permit.

In April 2026, CreateTO submitted an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application for Dunn House Phase 2 (26 143612 STE 04 OZ), a 54-unit supportive housing project. These applications are currently tracking toward the July Planning and Housing Committee (PHC) and City Council meetings.

A Rental Housing Demolition application (26 145180 STE 04 RH) was submitted on April 16, 2026, to demolish one (1) existing affordable rental dwelling unit at 78 Springhurst Avenue. A decision on the Rental Housing Demolition application is delegated to the Chief Planner, or their designate, because the proposed redevelopment will result in the demolition of less than six rental units. Approval of the Rental Housing Demolition application by the Chief Planner or their designate will be conditional on the owner amending the existing Section 111 agreement to secure tenant assistance and replacement of the one (1) affordable rental dwelling unit at 78 Springhurst Avenue within a future development on the subject lands.

The request for the issuance of this demolition permit, at this time, is to allow for site preparation and sequencing requirements associated with the development, which will support an efficient transition to construction once the replacement building permit is issued. Please refer to the attached applicant letter (Attachment 2) for additional details.

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

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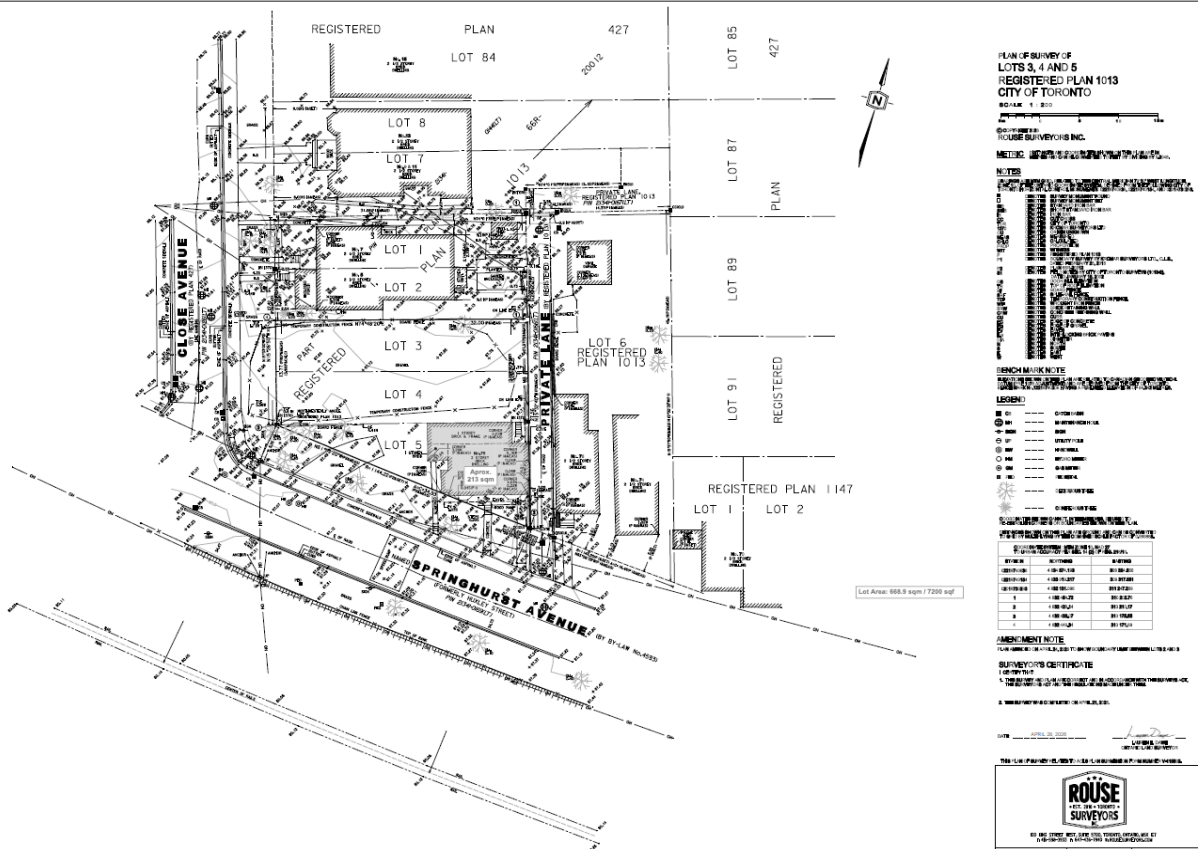
SIGNATURE

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



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June 10, 2026

Natasha Barbini
c/o Daniella Lettieri-Crognale
Toronto Building
Strategic and City-Wide Priorities
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Re: Application for Permit to Demolish - 78 Springhurst Ave (Dunn House Phase 2)

CreateTO is leading the development applications for the Build Canada Homes (BCH)-funded supportive housing project located at 1 & 3 Close Avenue and 78 Springhurst Avenue. The properties are located on the University Health Network (UHN) Parkdale campus and are owned by the UHN, with the lands to be leased to the City of Toronto.

As part of the redevelopment, 78 Springhurst Avenue is proposed for demolition. The residential properties at 1 & 3 Close Avenue were previously demolished by UHN. The residential dwelling at 78 Springhurst Avenue is currently tenanted, and UHN is in the process of securing alternative accommodations for the residents.

A condition of BCH funding is that construction commence in 2026. To meet this requirement, demolition is targeted before the end of the year. This timing necessitates the submission of this application to permit demolition in advance of the replacement building permit.

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As part of a previous development application on UHN lands related to the Lakeside Long-term Care Centre at 150 Dunn Avenue, the City secured the rental tenure of all existing residential rental dwelling units on UHN lands through a Section 111 agreement and a Section 37 agreement. As part of the current OPA and ZBA applications for Dunn House Phase 2, an amendment to the Section 111 agreement is proposed to permit the demolition of 78 Springhurst Avenue. The amendment of the Section 111 agreement is delegated to City staff for approval and the Application to Demolish Rental Housing has been submitted and deemed complete by Strategic Initiatives, Policy & Analysis (SIPA) staff.

Should you require any further information or wish to discuss any aspect of the submission, please feel free to contact me.

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Sincerely,

CreateTO