

# Residential Demolition Application- 36 South Station Street

**Date:** June 16, 2025

**To:** Etobicoke York Community Council

**From:** Director and Deputy Chief Building Official Toronto Building

**Wards:** Ward 5 (York South-Weston)

## SUMMARY

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This staff report is about a matter that shall be referred to City Council for consideration and final decision in respect of the former City of York By-law 3102-95.

In accordance with City of York, Special Demolition Control By-law 3102-95 and the City of York Act 1994 (No. 2), the application for demolition of the existing detached residential building located on the lands municipally known as 36 South Station Street is being referred to City Council to grant or grant with conditions the demolition application, including any conditions to be attached to the permit, because a building permit has not been issued for a replacement building.

## RECOMMENDATIONS

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The Director and Deputy Chief Building Official Toronto Building recommends that City Council gives consideration to the demolition application for 36 South Station Street and decide to:

1. Approve the application to demolish the existing the detached residential building without any conditions.

OR

2. Approve the application to demolish the existing one half of the semi-detached residential building 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 62911; and
- d. That any holes on the property are backfilled with clean fill;

OR

3. Approve the application to demolish the existing detached residential building subject to the following conditions:

- a. The owner agrees to a beautification plan that is satisfactory to the Chief Planner, or their designate, and includes provision for the site to be backfilled with clean fill and installation of base landscaping;
- b. The owner entering into a beautification agreement with the City that secures the beautification plan, in a form satisfactory to the City Solicitor;
- c. The owner registering the beautification agreement on title to the property and providing proof of registration to the City Solicitor;
- d. That a construction fence be erected in advance of demolition and maintained until the site has been backfilled, in accordance with Chapter 363 of the Municipal Code, if deemed appropriate by the Chief Building Official.
- e. That all debris and rubble be removed immediately after the demolition; and,
- f. That the site be maintained in accordance with the beautification plan agreed upon and secured by agreement;

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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Under the City of York Act 1994 (Bill PR147), By-law No. 3102-95 was passed designating the entire area of the former City of York as an area of demolition control. The City of York Act 1994, provides the authority for Council in the former City of York area to enact special demolition control legislation for the purpose of securing beautification measures on the lands and abutting municipal boulevards, where

appropriate, as a condition of the issuance of demolition permits. The legislation and By-law are still in force and effect.

## **COMMENTS**

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On April 11, 2025, a demolition application was submitted to Toronto Building for the demolition of an existing detached dwelling located at 36 South Station Street (25 143510 DEM 00 DM).

This request is to permit the demolition of the existing detached dwelling in connection to the redevelopment of the site at 13-21 John Street and 36-40 South Station Street, a 40-storey residential building with three levels of underground parking containing 484 dwelling units and a 3-storey Community Centre Building. A building permit application for a replacement building has not been submitted at this time. The building is vacant and fenced, hydro and gas services have been disconnected.

The subject building is neither listed nor designated under the Ontario Heritage Act. The land is not within a Toronto and Region Conservation Authority regulated area.

This application for demolition is being referred to City Council because the site is located in the former City of York and contains a residential dwelling that is proposed to be demolished where the owner has not obtained a permit to replace the building on the site at this time.

## **CONTACT**

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## **SIGNATURE**

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Frank Stirpe  
Director and Deputy Chief Building Official Toronto Building

## **ATTACHMENTS**

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1. Site Plan
2. Google Map
3. Photos
4. Applicant's letter

## 1. Site Plan



## 2. Google Map





### 3. Photos



#### 4. Applicant's Letter



April 10, 2025

To: City of Toronto, Building Department

21 John Dev Inc owns the lands at 13-21 John St and 36-40 South Station St and has hired Devron Developments to act as their development manager. Devron has been working with the City for over 3 years on the proposal to develop and build a high rise residential building on the lands, application number 23137642WET05SA. We expect the application to go to City council in summer 2025 for a vote. As part of this development, the new building is proposed to be located on the lands 13-21 John St and 40 South Station St and the land of 36 South Station St will be granted to the City for any use the City sees fit. There is currently a detached house on 36 South Station, the house has been vacant since October 2024. On May 30, 2025, we received a call from Toronto Fire informing us that there was a fire inside the house at 1 a.m. and there have been people living in the house without the owner's consent, luckily no one was injured from the fire. The fire left the house uninhabitable, and we were directed by the fire department to board up all the doors and windows to avoid having people come back in and for safety reasons we would like to demolish the house and backfill the basement up to grade. If you have any questions, please feel free to reach out to me.

Regards,

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Built Beyond Measure

