

## **Residential Demolition Applications - 15, 17, 19, 21 and 23 Hollis Street**

**Date:** October 2, 2025

**To:** Etobicoke York Community Council

**From:** Director and Deputy Chief Building Official, Etobicoke York District

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

### **SUMMARY**

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This staff report is regarding a matter for which the Etobicoke York Community Council has delegated authority to make a final decision.

In accordance with city wide residential demolition control under the Toronto Municipal Code Chapter 363, under the authority of Section 33 of the Planning Act, the application for the demolition of the five existing single detached dwellings at 15, 17, 19, 21 and 23 Hollis Street (25 215348 DEM 00 DM, 25 215361 DEM 00 DM, 25 215382 DEM 00 DM, 25 215386 DEM 00 DM and 25 215393 DEM 00 DM) is being referred to the Etobicoke York Community Council for consideration to refuse or to grant the application, including any conditions, to be attached to the demolition permit applications because the residential buildings proposed to be demolished without replacement building permits to be issued at this time.

### **RECOMMENDATIONS**

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The Deputy Chief Building Official and Director, Etobicoke York District recommends that the Etobicoke York Community Council consider the applications for demolition at 15-23 Hollis Street and decide to:

1. Refuse the applications to demolish the existing single detached dwellings at 15-23 Hollis Street because building permit applications for a replacement building have not been issued;

OR

2. Approve the applications to demolish the existing single detached dwellings at 15-23 Hollis Street without conditions;

OR

3. Approve the applications to demolish the existing single detached dwellings at 15-23 Hollis Street with the following conditions:
  - a. That a construction fence 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 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**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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There is no City Council or Community Council decision history for this property

## **COMMENTS**

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On August 25, 2025, demolition applications were submitted to the City to demolish the existing single detached dwellings 15-23 Hollis Street. Building permit applications for a replacement building has not been submitted at this time. This request is to permit the demolition of the existing dwellings to redevelop the site to construct a 34-storey residential building. The proposed building will include a total of 365 dwelling units. The site plan approval application (21 232674 WET 05 SA) is currently under review.

A letter from Gairloch Developments was provided which states that the request is necessary to advance several preparatory steps essential to the timely delivery of the proposed development, including environmental remediation, geotechnical investigation and geothermal feasibility.

The existing dwellings are not currently on the list of designated historical buildings and the lands are not within a Toronto and Region Conservation Authority regulated area.

## **CONTACT**

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Sam Sarkhosh, P.Eng, Manager,  
Plan Review, Toronto Building, Etobicoke York District.  
Telephone: (416) 392-7576  
Email: Sam.Sarkhosh@toronto.ca

## **SIGNATURE**

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Frank Stirpe  
Director and Deputy Chief Building Official, Etobicoke York District

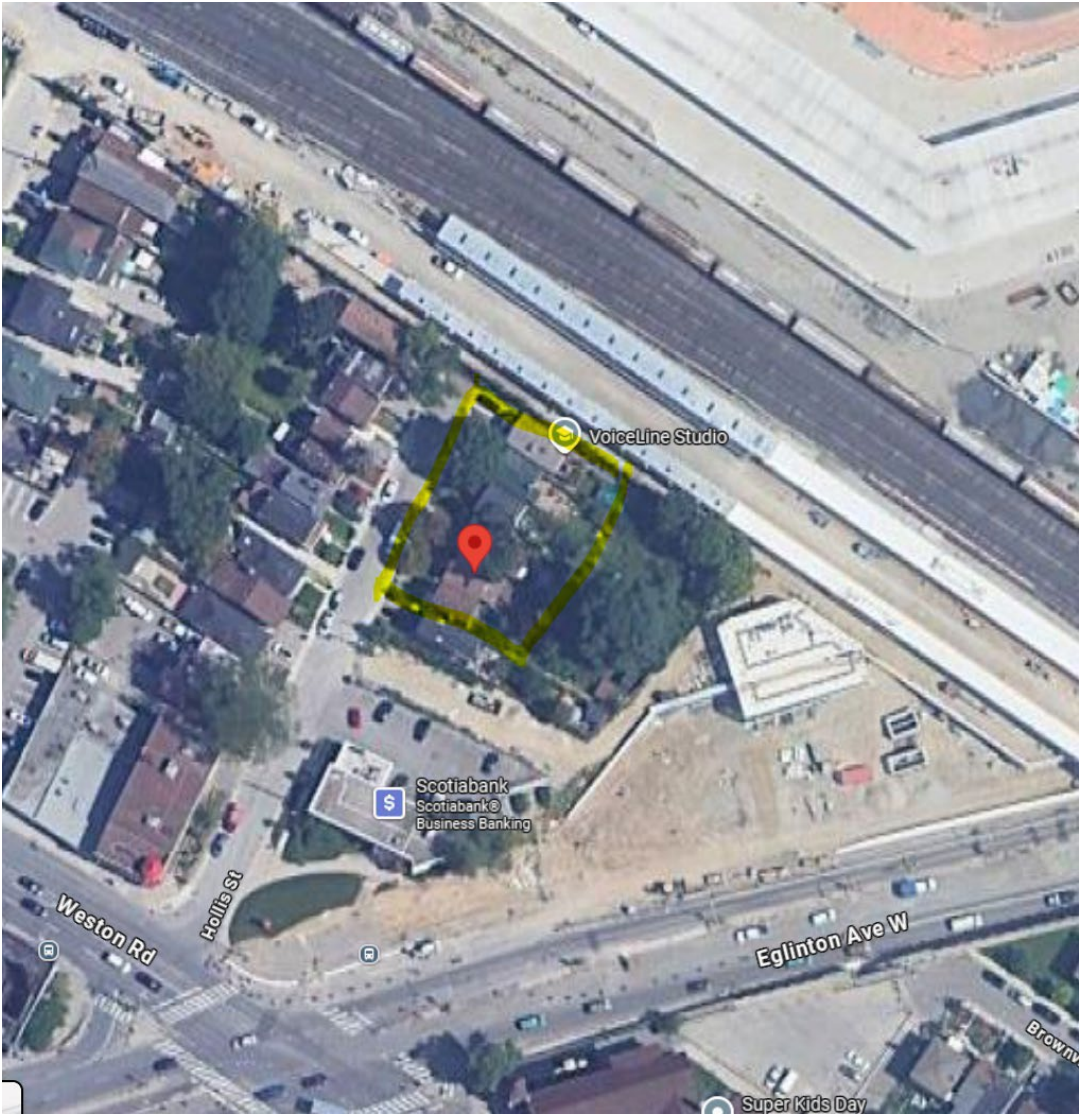
## **ATTACHMENTS**

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1. Survey
2. Google Map
3. Applicant's letter and Photos



2. Google Map-15-23 Hollis St.



### 3. Applicant's Letter and Photos

Gairloch

September 11th, 2025

Sam Sarkhosh  
Manager, Plan Review  
Toronto Building  
Scarborough Civic Centre  
130 Borough Dr., 3rd fl.  
Scarborough, ON M1P 4N7

**Re: Request for Demolition Permit – Hollis Street (Ward 5)**

Dear Mr. Sarkhosh,

On behalf of Hollis Dev LP (c/o Gairloch Developments), I am writing in connection with our ongoing redevelopment application for the lands municipally known as 11–23 Hollis Street.

As part of this process, we are formally requesting the issuance of a demolition permit for the existing improvements on the site located at 15, 17, 19, 21 & 23 Hollis St. While we recognize the City's requirements under applicable demolition control provisions, this request is necessary to advance several critical preparatory steps essential to the timely delivery of the project.

#### **Rationale for Demolition**

1. **Environmental Remediation** – Demolition is required to properly undertake environmental drilling and cleanup work to address the soil impacts identified in the reporting and analysis completed to date. These remediation activities are necessary for the advancement of construction.
2. **Geotechnical Investigation** – Removal of the existing structures is required to conduct geotechnical drilling and confirm bearing capacity and foundation system feasibility. These findings will determine the structural system for the building and allow for timely design finalization.
3. **Geothermal Feasibility** – Demolition will allow access for geothermal test drilling. These tests are required to confirm the system's feasibility, advance the mechanical design, and ensure the project can meet targeted sustainability and CMHC scoring thresholds.
4. **Project Schedule & Financing** – Demolition is time-sensitive to allow the above preparatory works to be completed and enable the project to meet targeted construction start dates and financing deadlines with CMHC. Delay would risk jeopardizing funding approvals.
5. **Safety & Security** – The existing buildings, which are vacant, have been subject to repeated break-ins and pose ongoing safety concerns. A coordinated demolition will mitigate these risks and improve the security of the site and surrounding community.

### **Responses to City Inquiries**

**City/Utility Services** – We confirm that all municipal and utility services to the properties have been fully disconnected.

**Tenants** – The homes are vacant and have been unoccupied for over one year. Supporting photos have been included in the Appendix.

**Site Conditions** – Each property presently includes backyard fencing. Fast fencing is set to be installed this week - week of September 8th.

### **Commitment to Compliance**

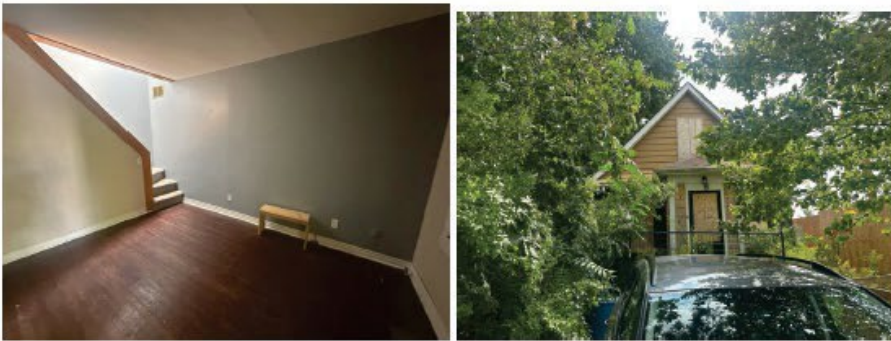
We remain fully committed to complying with all applicable demolition control requirements and to working closely with City staff throughout this process. A single, coordinated demolition effort will minimize disruption to the neighbourhood and allow the safe preparation of the site for redevelopment.

We respectfully request Council's approval to proceed with the demolition of the existing improvements at Hollis Street in advance of final redevelopment approvals. Should you require any additional information or wish to discuss this request further, we would be pleased to make ourselves available at your convenience.

Sincerely,

CC: Geoffrey Gibson, VP, Development, Hollis Dev LP (c/o Gairloch Developments)

1. 15 Hollis



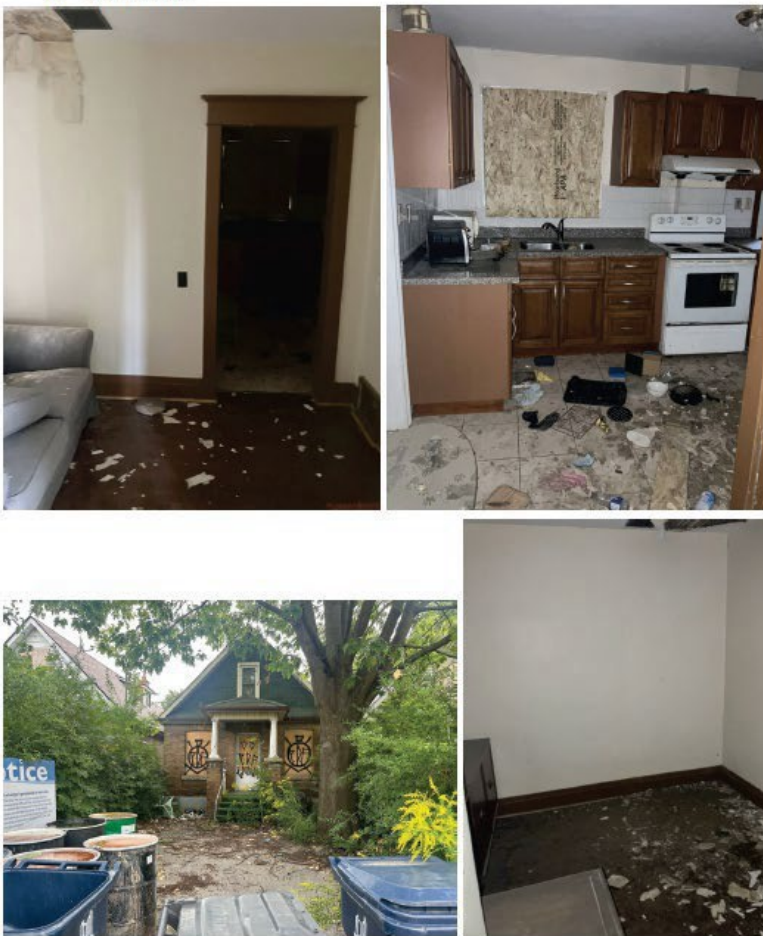
2. 17 Hollis



3. 19 Hollis



4. 21 Hollis



5. 23 Hollis

