

## **Residential Demolition Application - 267 Merton Street**

**Date:** June 17, 2025

**To:** Toronto East York Community Council

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

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

### **SUMMARY**

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This report is for a matter for which the Toronto and East York Community Council has the delegated authority to make a final decision.

In accordance with Residential Demolition Control, as specified under the City of Toronto Municipal Code, Chapter 363, Article 6 'Demolition Control' and pursuant to the authority of Section 33 of the Planning Act, the application for the demolition of a two and a half storey detached residential dwelling located 267 Merton Street (Application No. 25 178522 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, to be attached to the demolition permit application because a building permit has not yet been issued for a replacement building.

### **RECOMMENDATIONS**

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The Deputy Chief Building Official and Director, Toronto and East York District recommends that the Toronto and East York Community Council consider the application for demolition at 267 Merton Street and decide to:

1. Refuse the application to demolish the existing two and a half storey detached residential dwelling at 267 Merton Street because there is no building permit issued to replace the existing building on the site; or
2. Approve the application to demolish the existing two and a half storey detached residential dwelling at 267 Merton Street without any conditions; or
3. Approve the application to demolish the existing two and a half storey detached residential dwelling at 267 Merton Street 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. The immediate removal of all debris and rubble after demolition;
- c. The laying of sod on the site and maintenance of the site free from garbage and weeds, in accordance with the Municipal Code Chapter 629-10, paragraph B and 629-11; and
- d. The backfilling of any holes on the property with clean fill.

## **FINANCIAL IMPACT**

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There are no financial impacts associated with this application.

## **DECISION HISTORY**

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There is no decision history for this property.

## **COMMENTS**

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On May 30, 2025, the owner, Collecdev-Markee, submitted a formal request for the demolition of the existing building located at 267 Merton Street. The application is made in support of a proposed redevelopment at 267-275 Merton Street that includes a 40-storey, mixed-use, purpose-built rental building with 494 residential units, of which 30% will be affordable rental units secured in perpetuity. This redevelopment is part of a City Council-endorsed partnership involving the transfer of 267 Merton Street to the City of Toronto for nominal consideration, to be combined with the adjacent City-owned property at 275 Merton Street.

In a letter from the owner, the owner has indicated that the demolition of the existing two and a half storey detached residential dwelling at 267 Merton Street is necessary to enable safe and efficient site access, staging, and construction mobilization for the proposed development. The owner further notes that the site is currently undergoing an environmental Risk Assessment, which includes drilling, sampling, and testing. These activities, they assert, can be conducted more efficiently without the existing buildings in place, thereby accelerating the timeline for project delivery.

The owner emphasizes that early demolition will support the broader delivery of needed housing supply, aligning with the City's intensification and housing goals. The proposed development includes underground parking, bicycle parking, car share spaces, and a 286.5 m<sup>2</sup> public park along the western portion of the site, which the owner contends will enhance pedestrian access to the Kay Gardner Beltline Trail located immediately to the south.

The building at 267 Merton Street is not on the City of Toronto's Heritage Registry as either listed or designated under the Ontario Heritage Act, and the site is not located within an area regulated by the Toronto and Region Conservation Authority.

## **CONTACT**

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Ted Van Vliet, Project Director, Business Transformation and Citywide Priorities,  
Toronto Building, Toronto and East York District. Telephone: 416-392-4235; Email:  
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## **SIGNATURE**

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

## **ATTACHMENTS**

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1. Site Plan
2. Letter from Owner
3. Site Photos from Google Streetview

Attachment 1: Site Plan of 267 Merton St (provided by the owner)



## Attachment 2: Letter from Owner



May 30, 2025

Toronto Building, City Wide Priority Team  
Toronto and East York District  
City of Toronto  
City Hall, 100 Queen St W, East Tower, 12th Floor  
Toronto ON, M5H 2N2

Re: Request for Demolition Permit  
267 - 275 Merton Street  
Prior to Issuance of Replacement Building Permit

File# 25 162380 STE 12 SA

Dear Nathan & Michael,

On behalf of Collecdev-Markee, we respectfully submit this letter in support of our application for a demolition permit for the properties located at both 267 and 275 Merton Street, Toronto.

### **Ownership**

275 Merton Street is currently owned by the City of Toronto and 267 Merton Street is owned by Collecdev-Markee.

As part of a City Council endorsed partnership, this project involves the transfer of 267 Merton Street for nominal consideration to the City of Toronto, in order to combine it with 275 Merton. The joint properties would enable a purpose-built rental development which would be secured through a 99-year land lease to the Developer.

### **Existing Site**

The subject site is located on the south side of Merton Street west of Mount Pleasant Road. Generally rectangular in shape, the subject site has an area of 2,742 m<sup>2</sup>, and a frontage of 76.1 metres along Merton Street. The Kay Gardiner Beltline abuts the subject site to the south. 267 Merton Street has a frontage of 15.24 metres and is currently occupied by a 2.5-storey detached residential dwelling and a 1-storey building used for a former autobody shop (Paul's Collision & Autobody Shop). The former autobody shop is located at the rear of the site, behind the residential dwelling.



267 Merton Street (Subject Site)



275 Merton Street (Subject Site)



**Proposed Development**

The proposed redevelopment contemplates a 40-storey, mixed-use, purpose-built rental building, (the “proposed development”) with a total of 494 residential units, 30% of which will be affordable rental units to be maintained in perpetuity. A total gross floor area (“GFA”) of 31,182 m<sup>2</sup> is proposed, including 148 m<sup>2</sup> of ground floor non-residential GFA. The building will include 20 visitor car parking spaces and 2 car shares in 1 level of underground parking, including 2 car share spaces and 6 barrier-free / priority parking spaces. In addition, five (5) pick-up/drop-off spaces and 496 bicycle parking spaces are proposed. A 286.5 m<sup>2</sup> park is proposed along the western

portion of the subject site, which will enhance the existing midblock connection that provides pedestrian access to the Kay Gardner Beltline trail to the south of the Subject Site.

**Requirement for Demolition**

The demolition of both existing buildings is necessary to enable safe and efficient site access, staging, and construction mobilization for the new tower. Furthermore, the combined site is currently undergoing an environmental Risk Assessment, which involves ongoing drilling, sampling, and testing—activities that can be conducted more quickly and effectively without the existing structures in place, speeding up the time of delivery for the overall project. Early demolition supports the broader delivery of much-needed housing supply in alignment with the City’s intensification and housing goals.

Should any further information be required in support of this application, we would be pleased to provide it.

Sincerely,

Attachment 3: Site Photos of 267 and 275 Merton Street (from Google Streetview)

Photo 1: 267 and 275 Merton Street



Photo 2: 267 Merton Street



Photo 3: 275 Merton Street

