

Residential Demolition Application – 903 Palmerston Avenue

Date: September 2, 2025

To: Toronto and East York Community Council

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

Wards: Ward 11 (University-Rosedale)

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 City of Toronto Municipal Code Ch. 363, Article 6 “Demolition Control”, the application for the demolition of the two-storey single detached house at 903 Palmerston Avenue (Application Number 25-208166 DEM 00 DM) is being referred to the Toronto and East York Community Council to refuse or to grant the application, including any conditions, to be attached to the permit application because a building permit has not been issued for a replacement 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 903 Palmerston Avenue, and decide to:

1. Refuse the application to demolish the two-storey single detached house at 903 Palmerston Avenue because there is no permit to replace the building on the site; or
2. Approve the application to demolish the two-storey single detached house at 903 Palmerston Avenue without conditions; or
3. Approve the application to demolish the two-storey single detached house at 903 Palmerston Avenue 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On August 11, 2025, Toronto Building received an application to demolish the existing two storey single detached house at 903 Palmerston Avenue. The intention with this property is to build an as-of-right three-story building with commercial spaces at grade and residential apartments on the second and third floors.

In a letter submitted requesting the demolition of the two-storey single detached house at 903 Palmerston Avenue (attachment 4), the owner states that the structure is in a significant state of disrepair, is hazardous and is not suitable for occupancy. The owner is also concerned about the potential for breaking and entering as well as insurance and financial implications. The subject two-storey single detached house is vacant and the water service has been shut off.

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

Frank Labriola, Manager, Plan Review, Toronto Building, Toronto and East York District. T (416) 392-4246 E-mail: frank.labriola@toronto.ca

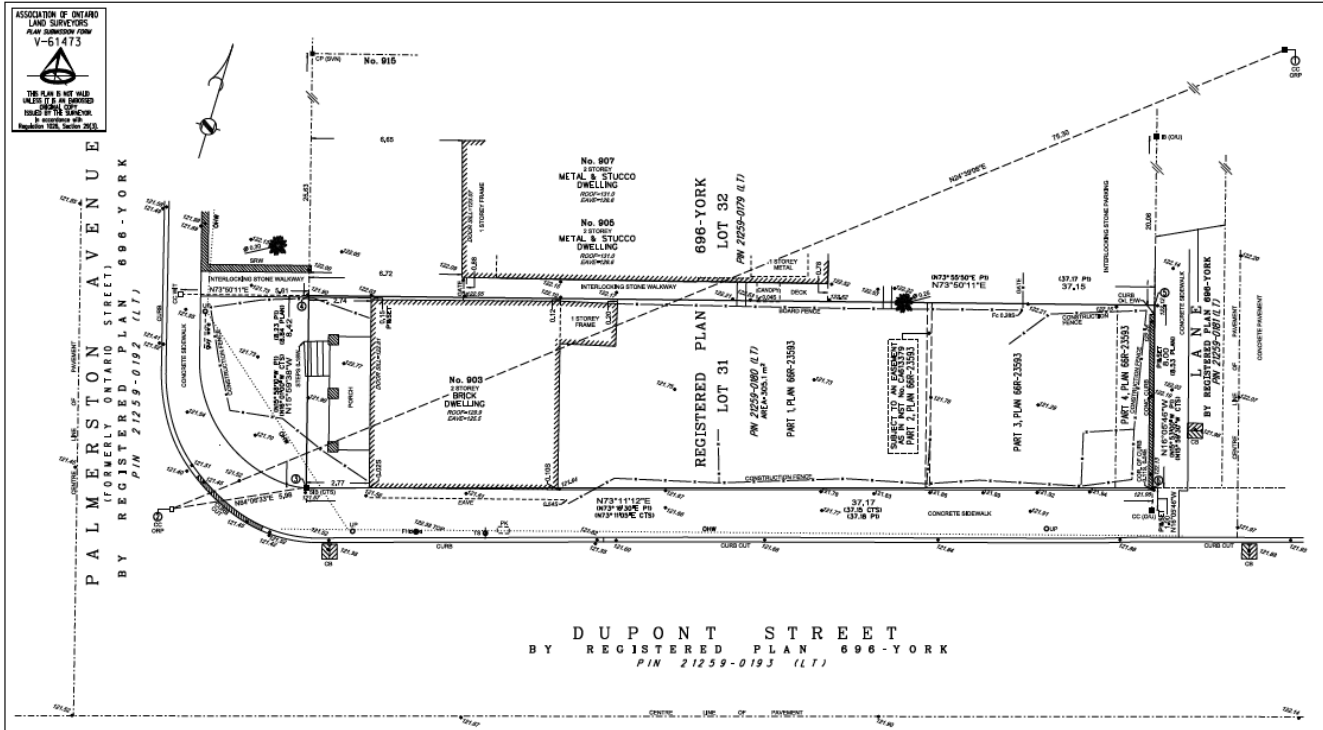
SIGNATURE

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

ATTACHMENTS

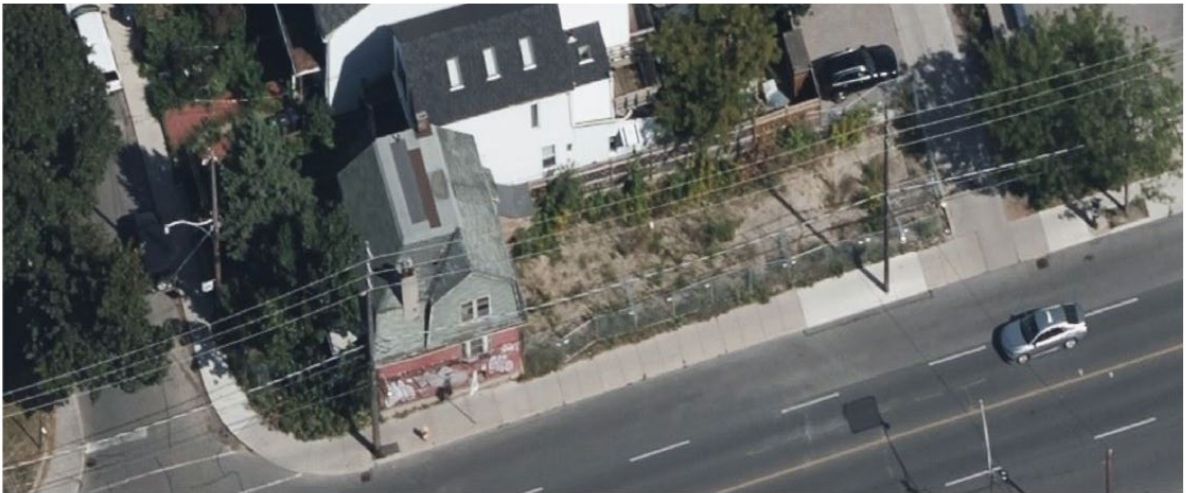
Attachment 1: Site Plan
Attachment 2: Photo
Attachment 3: Map
Attachment 4: Letter from owner

Attachment 1: Site Plan

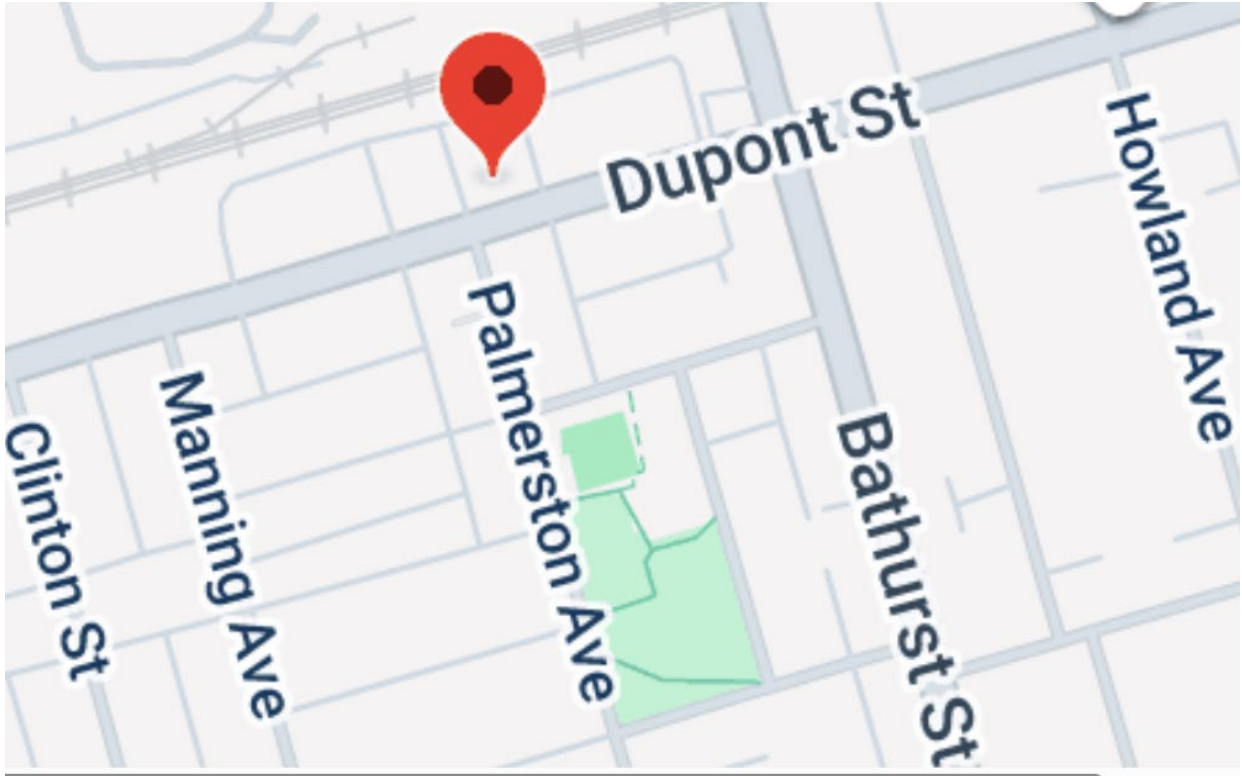


Attachment 2: Photo

903 Palmerston Ave_site photos



Attachment 3: Map



Attachment 4: Letter from owner

August 12, 2025

Dear Mr. Bremachandran,

My name is _____ and I am the new owner of the property located at 903 Palmerston Avenue in Toronto. I am reaching out in hopes of getting community council consideration to allow demolition of the detached single-family residential structure on the property prior to obtaining a permit for the replacement building.

I request this based on the following circumstances:

1. The existing structure has long been vacant
2. The existing structure is in a significant state of disrepair, is hazardous, and is not suitable for occupancy (refer to the structural report provided),
3. I am concerned about the potential for breaking-and-entering, as well as the insurance liability and financial implications under these circumstances.

I run a construction company _____ that has completed many buildings throughout the city. Our portfolio includes numerous property conversions, all with a focus on sustainable construction practices. I've included a brief list below of properties I own and have developed as long-term rentals at reasonable rates. I include this to illustrate my affinity and expertise in this sector, specifically within the context and conversation of 903 Palmerston Avenue.

- 23 St Patricks Square
- 4 Bellevue Avenue
- 61A Bellevue Avenue
- 92 Croft Street
- 22 Dupont Street
- 219 Augusta Avenue
- 402 College Street

As you are likely aware, 903 Palmerston has had many open permit applications over the past few years, including 2 notices issued (Notice to Comply & Emergency Order) on the property as recently as May 21, 2025.

My intention with this property is to build an as-of-right three story building with commercial spaces at grade and residential apartments on the second and third floors. I am committed to making a replacement submission with my _____, within 12 months of executing demolition. It is in my best interest to develop this property efficiently and effectively, both of which I pride myself on delivering as a builder and property owner.

I took possession of 903 Palmerston Avenue on June 16, 2025. On entering the premises for the first time on June 16, We found the house to be unsafe and in a significant state of disarray. Of particular concern was an active water leak from the city service with approximately 3 feet of water on the basement floor. We had the water service shut off from the city side that same day and pumped out the basement water buildup the following day.

On June 18, we conducted a Designated Substance Survey and confirmed asbestos contamination in numerous locations. The Asbestos Sampling Report has been provided for your reference.

On June 26, we conducted a structural inspection with our structural engineer from Contact Engineering. Our inspection confirmed structural concerns including, but not limited to, supporting brick piers in a significant state of deterioration, a collapsed rear foundation wall and rotted wood members throughout.

These are serious existing structural deficiencies and my concern as the owner relates to safety, insurance, and liability. I would like to demolish the existing detached house prior to having our full permit submission set for these reasons. I have provided several images to illustrate the "as is" conditions alongside Contact Engineer's report indicating the structural hazards.

August 12, 2025

In closing, I ask that you consider permitting demolition of the uninhabitable single-family detached structure at 903 Palmerston prior to receiving our replacement submission in order to maintain a safe and clean site while we prepare our permit plans.

Please feel free to reach me directly at my cell or email below. I look forward to your response.

Best,