

## Residential Demolition Application – 155 Strachan Avenue

**Date:** August 26, 2025

**To:** Toronto and East York Community Council

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

**Wards:** Ward 10 (Spadina-Fort York)

### SUMMARY

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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 the City of Toronto Municipal Code, Ch. 363, Article 6 "Demolition Control," the application for the demolition of an existing one storey semi-detached house at 155 Strachan Avenue (Application No. 25 194849 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration because Toronto Building has received an objection letter from the neighbours with concerns regarding the structural stability of the walls and foundation.

### 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 give consideration to the demolition application for 155 Strachan Avenue, and decide to:

1. Approve the application to demolish the one storey semi-detached house at 155 Strachan Avenue without any conditions; or
2. Approve the application to demolish the one storey semi-detached house at 155 Strachan Avenue 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) That all debris and rubble be removed immediately after demolition;

c) That sod be laid on site and that the site be maintained free from 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 decision history for this property.

## **COMMENTS**

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On July 16, 2025, an application was submitted by the applicant to demolish the existing one storey semi-detached house at 155 Strachan Avenue. The other half of the semi-detached dwelling located at 153 Strachan Avenue will also be demolished (Application No. 25 194910 DEM 00 DM) but has not been objected to.

In support of the application for demolition, the applicant also applied for a replacement building permit which is currently under review for a proposed new four storey semi-detached duplex (Application No. 25 185057 BLD 00 NB).

Toronto Building received one objection letter dated July 31, 2025, outlining the concerns of issuing a demolition permit for the existing one storey semi-detached house.

The concerns relate to the structural stability of the walls and foundation of the dwelling at 157 Strachan Avenue as the northern walls of the semi-detached building located at 155 Strachan Avenue and the southern walls of the dwelling located at 157 Strachan Avenue partially abut one another. The demolition of 155 Strachan Avenue is proposed to take place solely on that lot.

The proposal is required to comply with the Building Code Act, Building Code, and any Applicable Law. This is confirmed through the building permit review process.

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**

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

## **ATTACHMENTS**

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1. Objection Letter
2. Survey

## Attachment 1: Objection Letter

Director and Deputy Chief Building Official  
Toronto Building Toronto and East York District  
100 Queen Street West  
Toronto ON M5H 2N2

July 31, 2025

To Whom It May Concern,

We are writing in objection to the demolition permit 25 194849 DEM 00 DM for 155 Strachan Avenue.

We have lived at Strachan Avenue since 1978. Strachan Avenue is a three-storey Victorian home that we have carefully restored, keeping all its original features that fortunately were still intact when we bought it. However, it has no heritage designation because we never thought it would need protection from the physical damage that is inevitable if this demolition is carried out.

When 155 Strachan Avenue was constructed, they built against our house so the two houses are actually physically attached. It doesn't take a structural engineer to see what is going to happen when they try to remove their north wall from our south wall, to say nothing of the danger to our foundation. Our house has survived 141 years, but we fear the damage this demolition promises will be difficult to avoid or repair.

It seems prudent - and would save a lot of legal issues down the road - if the owners of 155 Strachan Avenue be required to provide a qualified structural engineer's assessment and a guarantee that our house will not be affected, before any permits are issued.

We would also like to register our opposition to the building permit itself since the proposed duplex will be built right on the property line and will block all the light on the south side of our second and third floors. Can you let us know, please, to whom we should address our concerns.

Regards,

# Attachment 2: Survey

