

Residential Demolition Application – 501 Palmerston Boulevard

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 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 the City of Toronto Municipal Code, Ch. 363, Article 6 "Demolition Control," the application for the demolition of an existing two and a half storey single detached house at 501 Palmerston Boulevard (Application No. 25 178765 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration because Toronto Building has received objection letters from the community with concerns regarding the building design and proposed construction activities.

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 501 Palmerston Boulevard, and decide to:

1. Approve the application to demolish the two and a half storey single detached house at 501 Palmerston Boulevard without any conditions; or
2. Approve the application to demolish the two and a half storey single detached house at 501 Palmerston Boulevard 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On June 17, 2025, an application was submitted by the applicant to demolish the existing two and a half storey single detached house at 501 Palmerston Boulevard.

In support of the application for demolition, the applicant also applied for a replacement building permit which is currently under review for a proposed three storey detached fourplex (Application No. 25 178742 BLD 00 NH).

Toronto Building received six objection letters dated from August 5th to August 13th, 2025, outlining the concerns of issuing a demolition permit for the two and a half storey single detached house at 501 Palmerston Boulevard.

The concerns/objections relate to the design of the proposed multiplex, citing issues such as reduced housing affordability, disruption to the existing streetscape, and a potential negative impact on the value of nearby properties.

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

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

1. Demolition Site Plan
2. Objection Letter
3. Objection Letter
4. Objection Letter
5. Objection Letter
6. Objection Letter

Attachment 2: Objection Letter

▲ From:

Sent: August 5, 2025 11:12 AM

To: Toronto Building Inquiries <bldinquiries@toronto.ca>

Subject: [External Sender] concern regarding demolition application #25 178765 DEM 00 DM

This is for the Director and Deputy Chief Building Official.

I want to present my concerns regarding the application for demolition of the property at 501 Palmerston Blvd.

I have been told two different things about this application.

Today, during a visit to the zoning information counter at City Hall, an application examiner named Saadia told me it was too late for me to have any input into the decision to take down the building. Permission had already been given.

But Paul at Toronto Building, General Inquiries, told me that I was still able to submit a comment by email .

I believe that the deadline for comments (which has been posted on the front door of 501 Palmerston) is August 13.

Could you please help me understand the situation as it stands now?

Thank you for your attention.

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Attachment 3: Objection Letter

▲ From:
Sent: August 8, [2025](#) 9:43 AM
To: Toronto Building Inquiries <bldinquiries@toronto.ca>
Subject: [External Sender] application #25 178765 DEM 00 DM

This is meant for the Director and Deputy Chief Building Official.

My name is
I live at

I want to register a complaint regarding the above demolition application for
501 Palmerston Blvd.

The notice posted on the front door simply says a demolition permit has been
requested. It does not say why or what will be built in its place.

Since the deadline for concerns and comments is August 13, this is all I know
.....me.

How do I access the specifics of this project so I can speak to them directly?

If there is going to be a meeting of the Committee of Adjustment regarding the
issue, I am requesting an opportunity to speak at it.

Attachment 4: Objection Letter

RE:
25 1781765 00 DEM DM

Letter of OBJECTION...

Please forward to BUILDING OFFICIALS CONCERNED

Here is my letter protesting the demolition of 501 Palmerston

Apparently letters have to be in, in writing, printed form by tomorrow.

If you can deliver a letter to me before mid-morning tomorrow, I will see that it gets to the right place before the end of the day

Please halt the destruction of 501 Palmerston Blvd

PARA (Palmerston Area Rate payers Association) will be dealing with preserving Palmerston Blvd in their upcoming meeting-SEPT 2026 w the help of LOCAL COUNCILLOR SAXE as a HERITAGE SITE.

Ms _____ who has an interest in preserving Palmerston as a HERITAGE SITE and she has experience because she worked in designating KENSINGTON MARKET as a HERITAGE SITE.

Please give more time for study

Please halt the demolition of this 501 solid double brick building that I remember being opposite to in my childhood home that had history being filled with rabbis and Hasidic groups enriching this special tending to be preserved neighborhood.

This home is affordable to tenants. The replacement house will be 3 times the rent putting tenants on WELFARE and in OVERCROWDED Mode.

The neighbourhood is riddled with destroyed homes now and it can't get worse.

Because of plywood construction these Replacemnt monstrosities won't last 100 years more double brick construction will.

Please halt the demolition until more PARA HERITAGE research is undertaken.

Best wishes,

Attachment 5: Objection Letter

August 11, 2025

Director and Deputy Chief Building Official
Toronto Building, Toronto and East York Division
100 Queen Street West
Toronto, Ontario
M5H 2N2

Re: 501 Palmerston Blvd

Application: 25 178765 DEM 00 DM

Dear sirs:

I write to bring to your attention the important negative effects of permitting the demolition of 501 Palmerston Boulevard.

This is an extremely well built house, built to the high standards of 1910 and built to last a very long time, as things were then. With minimal attention this house could serve as high quality housing for Torontonians for another 200 year. Whatever could be rebuilt on this site could not match the quality of construction that is proposed for destruction. In addition, the environmental effects and waste of an unnecessary demolition concerns us all.

This demolition is an active resistance to City Council's stated priority of prioritizing affordable housing. 501 Palmerston is now affordable housing and the new build would not be.

Furthermore it would compromise a much-loved streetscape and would negatively affect the usefulness and value of nearby homes.

Surely this project might be delayed until there is a plan that would show a better use of the neighbourhood than random demolitions, a plan that would have positive effects for the neighbourhood and the city.

For these reasons, I urge you to not grant the request for demolition.

Sincerely,

Attachment 6: Objection Letter

File Number: A0389/25TEY
Property Address: 509 PALMERSTON BLVD
Legal Description: PLAN 632 PT LOTS 117 & 118
Agent: BLUE LION BUILDING
Owner(s): THE SIX PROPERTIES II PARTNERSHIP GP INC THE SIX PROPERTIES II PARTNERSHIP GP INC
Zoning: R (d0.6) (x735)(ZAP)
Ward: University-Rosedale (11)
Community: Toronto |

Application for Demolition Permit
501 Palmerston Blvd.
Application # 25178765 DEM00 DM

Good afternoon Mr. Thorne, Councillor Saxe, Mr. Matthaïos, Mr. Alonso

I am the owner of 509 Palmerston Blvd. to the north and adjacent to 501 Palmerston Blvd. and share a mutual driveway with 501 Palmerston. I am a neighbour of 501 Palmerston Blvd.

My neighbours and I spoke to several planning and variance concerns at a recent C of A hearing July 30, re the demolition plans, planning and variance requests for 509 Palmerston Blvd but were overruled.

We are now even more concerned after the hearing that the City Planning and Zoning Departments are issuing more and more demolition permits and variance approvals for Palmerston Blvd. In the rush to build more and bigger multiplexes there seem to be few planning guardrails that protect neighbours and neighbourhoods from negative impacts.

The 509 Palmerston Blvd. decisions by the planning department and the C of A on July 30, set several concerning precedents for the neighbourhood re

- a. demolition of existing affordable multiplex units for bigger new builds. The demolition trend on our block has now extended to a demolition permit at 501 Palmerston Blvd. that also has a mutual driveway.
- b. automatic planning approval for encroachment into mutual right of ways, and
- c. approvals of variance extensions at C of A that result in overbuilding a lot.

- The City Planning Department automatically allowed 509 Palmerston to build out into the mutual driveway right of way, treating the deeded mutual driveway as a front walkway and addresses for 2 new townhomes. The developer gains 2-3 feet of interior space by narrowing our mutual drive to be impassable in winter. We find our mutual driveway right of way use compromised by this automatic planning approval and request a review.
- The 509 development will be 4 townhomes, 2 of which front on the mutual driveway with 16 plus windows facing my home. This reconfigures the mutual drive into a front road without mutual approval and ignores any right of neighbour privacy. Is the planning department automatically approving novel builds that unilaterally reconfigure and encroach on right of ways and privacy??
- The demolition of 509 Palmerston (an existing 4 plex), except for the facade, in order to build yet another 4 plex in a design that needs double the space, is unnecessary. An in-



variance rear extension would have easily increased the existing 4 plex bedrooms. Demolition is now the developer's trend on Palmerston Blvd. Developers know a new build means higher rents for smaller or joint tenancy units and the destruction of affordable units with long time tenants in Palmerston's large homes.

- There is another demolition order for 501 Palmerston Blvd. (a triplex) to build a 10 plex +garden suites. Again this demolition (with several more proposed on Palmerston) will overbuild the lot, unilaterally repurpose a deeded right of way mutual driveway, and destroy tree canopy.

Demolition is not responsible densification or Building Great Neighbourhoods. Demolition and a new build ensure new units are not affordable housing. Demolition simply encourages much higher rent for smaller or joint tenant units, eliminates affordable units, and destroys the 120 year old streetscape of Palmerston Blvd.

1. We request that the planning department review the impact of the 509 Palmerston townhomes that change the purpose of mutual right of ways with no mutual consultation, and significantly impact privacy for neighbours. The 509 Palmerston mutual drive issue has become a precedent for all mutual drive owners in the area. If City Planning continues to allow unilateral right of way encroachments, neighbours will be forced to litigate such planning decisions as their only recourse.

2. We ask you and Councillor Saxe for a moratorium on demolition permits for Palmerston Blvd in order for Council to develop more guidelines on multiplex development on Palmerston Blvd. that preserve the iconic Edwardian streetscape and tree canopies, and limit the destruction of affordable rental units in these large homes.

Palmerston Blvd has been a model of densification and diverse housing options for over 100 years. We support more densification that respects neighbourhoods and neighbour rights. We hope the City Planning and Building Departments are not in favour of the for-profit destruction of streetscape and affordability in the name of "densification." and that you will clarify your new multiplex priorities for residents. The new Multiplex by laws need guardrails to protect against this Developer Demolition Trend we see happening on our beautiful, mixed housing Boulevard.

My neighbours and I, would appreciate your response on

- a review of the planning decision to extend the 509 Palmerston building into the driveway right of way, and
- how to limit the demolition of an iconic Toronto neighbourhood like Palmerston Boulevard.

Respectfully Yours,

Palmerston Blvd.