

Residential Demolition Application - 103 Hogarth 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 14 (Toronto-Danforth)

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 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 existing detached house located at 103 Hogarth Avenue (application number: 25-203743 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration because Toronto Building has received an objection letter.

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 103 Hogarth Avenue, and decide to:

1. Approve the application to demolish the existing detached house at 103 Hogarth Avenue without any conditions; or
2. Approve the application to demolish the existing detached house at 103 Hogarth 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On August 1, 2025, Toronto Building received an application to demolish the existing detached house at 103 Hogarth Avenue.

In support of the demolition application, the applicant also submitted an application (application no. 25-203749 BLD 00 NH) for a replacement building permit which is currently under review. The replacement building permit application proposes a new three storey detached house.

On August 12, 2025, Toronto Building received a letter of objection outlining the concerns of issuing a demolition permit for the existing detached house at 103 Hogarth Avenue.

The concerns outlined within the letter of objection relate to the number of units proposed within the replacement building in comparison to the number of units within the existing detached house. There is also concern raised on the removal of an existing tree within the rear yard of 103 Hogarth Avenue.

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

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

ATTACHMENTS

Attachment 1 - Survey
Attachment 2 - Objection Letter
Attachment 3 - Tree Photo

Attachment 2 - Objection Letter

To:

Kamal Gogna
The Director and Deputy Chief Building Official (acting)
Toronto Building Toronto and East York
100 Queen Street West
Toronto, ON, M5H 2N2

From:

[REDACTED]

Concerning the proposed demolition of 103 Hogarth Ave.

I request the City deny this application for demolition based on two key concerns:

1. The current dwelling is a duplex with two rental living units. The owner is going to build a single unit residence.
2. The owner has indicated that to proceed with the demolition, they will have to remove a beautiful, mature, healthy, full-grown catalpa tree in the rear yard. We believe they lack the right to do this as it is a boundary tree. The main trunk hangs over the boundary into 105 Hogarth by several feet. See attached photo.

Yours truly

Attachment 3 - Tree Photo

