

Residential Demolition Application - 9 Dora Avenue

Date: November 7, 2025

To: Toronto and East York Community Council

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

Wards: Ward 9 (Davenport)

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 at 9 Dora Avenue (Application No. 25-239133 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration to refuse or to grant the application, including any conditions, to be attached to the demolition permit application because a building permit application for a replacement building has not been applied for.

RECOMMENDATIONS

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 9 Dora Avenue and decide to:

1. Refuse the application to demolish the existing detached house at 9 Dora Avenue because a building permit application for a replacement building has not been issued; or
2. Approve the application to demolish the existing detached house at 9 Dora Avenue without conditions; or
3. Approve the application to demolish the existing detached house at 9 Dora 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 City Council or Community Council decision history for this property.

COMMENTS

On October 14th, 2025, an application was submitted to the City by the applicant to demolish the existing detached house at 9 Dora Avenue. The existing building is a detached house and is two storeys.

In a letter from the owner dated October 2nd, 2025, they advised that the building has been in disrepair and is not fit for occupancy. The owner also noted that the building is currently vacant and has been subject to vagrancy, resulting in safety concerns for the neighbourhood.

The site is owned by Grascan Investments Incorporated, who has been contracted to construct the Bloor Lansdowne Smart Track Station located at 1325 Bloor Street West and the removal of the building at 9 Dora Avenue will help expedite the construction of the station. While the owner notes that the site will be utilized in the immediate future for the construction of the Station, the letter states that they intend to construct a future non-residential building as the site is currently not zoned for residential uses. Timing of the replacement construction will be dependent upon completion of the Station. Site inspections have verified that the building is currently not occupied.

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

Joshua Amorim, Manager, Plan Review, Toronto Building, Toronto and East York District. Telephone: (416)394-8955; Email: Joshua.Amorim@toronto.ca

SIGNATURE

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

ATTACHMENTS

1. Survey
2. Owner's Request Letter
3. Photos of building

Attachment 2: Owner's Request Letter



October 2, 2025

Toronto Building,
City of Toronto,
Toronto, ON

Attn: Madhan Bala
Application Examiner

Joshua Amorim
Manager of Plan Review

Re: 9 Dora Avenue
Application for Demolition

Dear M. Bala,

We are applying for relief from the City of Toronto's Demolition By-Law to allow us to demolish the existing building located at 9 Dora Avenue.

9 Dora Avenue is a 2 storey house located in an Industrial Zone as per the Former City of Toronto Zoning By-Law 438-86. We are requesting a demolition permit for this house in order to provide space and constructability for the Bloor Lansdowne Smart Track Station located at 1325 Bloor Street West and 17 Dora Avenue, which is being built by Grascan Construction for Metrolinx in collaboration with the City of Toronto. The removal of the house is critical to the timely construction of the Smart Track Station which will be an important new stop on the Barrie line. This station will provide more flexibility for commuters traveling to Union Station, and an easier connection to the Bloor GO/UP express, as well as Lansdowne and Dundas West TTC subway stations. It plays a crucial role in the interconnection of several transportation routes. The demolition of 9 Dora Avenue will help expedite the construction of the station and its removal will be instrumental in the most efficient method of building this vital connection.

The house at 9 Dora Avenue has been a site for vagrancy and poses a safety hazard in the adjacent neighbourhood and is unoccupied. We have regularly had to monitor the house for break-ins and damage, and its removal will make the neighbourhood safer.

Our ultimate aim following the completion of the Bloor Lansdowne SmartTrack Station is to construct a replacement building. The Industrial Zoning will not allow a residential use, but there are many potential occupancy types permitted by the current zoning requirements that we are currently under review to find a good fit for the neighbourhood – i.e. artist studios, small business commercial space, gallery, etc. It's close proximity to the future GO Station make it an excellent opportunity for revitalization.

This application includes the following material:

- **9 Dora Avenue Survey**
- **95-bb-14-0063-Demolition-Permit Checklist**
- **Tree Protection By-Law Declaration**
- **869d-19-0094-Application for a Permit to Construct or Demolish**
- **91dc-Owners Acknowledgement of Demolition Control Conditions**
- **8e73-14-0103-Infill Public Notice Declaration Form**
- **8cdf-14-0051-Municipal Road Damage Deposit**

Please let us know if there are any further materials required.

Yours truly,

GRASCAN INVESTMENTS INC.

Attachment 3: Photos of building













