

Councillor Ausma Malik  
City of Toronto – Ward 10, Spadina–Fort York  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Re:155 Strachan Avenue – Demolition Permit Delay**

Dear Councillor Malik and Members of the Toronto and East York Community Council,

My name is Jeff Cogliati, and I am the applicant and architect for the proposed redevelopment at 155 Strachan Avenue. Thank you for your consideration of the demolition application for 155 Strachan Avenue which forms one part of two new three-unit “missing middle” infill projects—precisely the type of gentle density that the City has been encouraging through its housing initiatives. To be clear the property is semi-detached to 153 Strachan, not 157 Strachan who are opposing the demolition.

Regrettably, I only learned last week—through our zoning examiner—that this matter is scheduled for City Council consideration this Wednesday. Neither I nor the property owner received any formal notice or opportunity to discuss or clarify the concerns raised by the neighbour at 157 Strachan Avenue. Had I been notified earlier, I would have gladly sought to meet, review the situation, and avoid unnecessary escalation.

The neighbour at 157 Strachan has asserted that their home is physically attached to ours. This is not accurate. While some roofing may be connected to their wall, their building was constructed decades before the existing semi-detached houses at 155-153 Strachan. On its south side, it is a stand-alone structure. I have attached a dated photograph to support this assertion.

We fully understand that demolition and new construction can raise concerns. However, the process has now been delayed for several months despite rigorous professional oversight. As a licensed architect, I have assembled a team—including a structural engineer and a real-time vibration monitoring specialist—who have all signed the City’s Commitment to General Reviews. We have committed to conducting on-site reviews during all critical stages, with our vibration monitor implementing real-time assessments throughout demolition to ensure no adverse impact on neighboring properties.

Given these safeguards and the credentials of the professionals involved, it is difficult to understand why our demolition permit continues to be held up by an unsubstantiated claim. It is especially concerning considering that these same neighbours did not raise any objections during the Committee of

Adjustment process, nor did they appeal the approved variances to TLAB. The approved setbacks and conditions remain unchanged since that time.

This situation has caused significant frustration for both myself and my client. We are trying to advance a well-designed, modest intensification project that aligns perfectly with the City's stated goals for more diverse housing options. Additionally, this is holding up the building of the fully permit approved semi-detached neighbour at 153, thereby delaying the addition of six multi-bedroom family units. Prolonged delays of this nature discourage responsible infill development and create uncertainty for homeowners who are following due process and retaining qualified professionals.

My client has reached out to the owners at 157 Strachan to make them aware that the build department has overseen the architectural elements, the structural engineering, the vibration monitoring specialist engagement and reports to ensure a smooth transition during demolition and construction. It is my opinion that their objections have no merit. We genuinely wish to move forward respectfully and collaboratively.

I want to assure the Council and the community that the house has undergone a thorough structural assessment by qualified professionals, confirming that the demolition can be carried out safely and in accordance with all relevant regulations. Additionally, we are committed to following all recommended safety and cleanup measures, including erecting construction fences, removing debris promptly, and maintaining the site in a clean and safe condition.

This project aligns closely with the City and Mayor's mandate to foster responsible housing development. I sincerely hope that after Wednesday's Council meeting, this matter will be resolved so that we can move forward without further delay.

I would be pleased to provide any additional documentation or to clarify any details.

Thank you for your attention to this matter.

Sincerely,



M.Arch., OAA, Architect  
Principal, Toronto

## Attachments



City of Toronto Archives, Series 372 s0372\_ss0033\_it0603

### Archival Photograph – 153–155 Strachan Avenue (Foreground), August 21, 1939

This image, dated August 21, 1939, shows the original dwellings (previously demolished) at 153–155 Strachan Avenue in the foreground, with 157 Strachan Avenue clearly visible in the background. The photograph confirms that 157 Strachan Avenue predates the existing semi-detached bungalows currently on the site, demonstrating that its structure was built independently and does not rely on the later-constructed 153–155 Strachan buildings for structural support.



**Current Photograph – 153–155 Strachan Avenue**

This current image shows the existing semi-detached dwellings at 153-155 Strachan Avenue, which are proposed to be demolished to make way for a new pair of semi-detached multiplex units.



**Current Photograph –155 Strachan Avenue**

This current image shows a close-up view of the existing semi-detached dwelling at 155 Strachan Avenue, which is proposed to be demolished to make way for a new pair of semi-detached multiplex units.