

Residential Demolition Application- 8 and 10 Hyde Park Circle

Date: November 24, 2025
To: North York Community Council
From: Deputy Chief Building Official and Director,
Toronto Building,
Wards: Ward - 15 - Don Valley West

SUMMARY

This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

In accordance with City-wide residential demolition control under Article 3, Demolition Control, of Municipal Code Ch. 363, under the authority of Section 33 of the Planning Act, the applications for the demolition of two detached dwellings at 8 and 10 Hyde Park Circle is being referred to North York Community Council to consider as a building permit has not been issued for a replacement building. This staff report is regarding a matter for which Community Council has delegated authority from City Council to make a final decision.

RECOMMENDATIONS

The Deputy Chief Building Official and Director, Toronto Building, recommends that the North York Community Council give consideration to the demolition applications for 8 and 10 Hyde Park Circle and decide to:

1. Refuse the applications to demolish the single-family dwellings because there is no permit to replace the building on the site; or,
2. Approve the applications to demolish the single-family dwellings without conditions; or

3. Approve the applications to demolish the single-family dwellings 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 489; and
 - d. that any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

Future property tax may change due to a change in the property's classification.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On May 26th, 2025, demolition applications were submitted to Toronto Building for the demolition of two 2-storey detached residential buildings located at 8 and 10 Hyde Park Circle.

This request is to permit the demolition of the existing buildings to prepare for the redevelopment of the site which is proposed for a 5-storey residential building with 62 dwelling units and 2 levels of below grade parking, providing a total of 155 parking spaces. A total of 14,422.34 square meters of GFA is proposed, including 424 square meters of indoor amenity space. A building permit application for a replacement building has not been submitted at this time.

The 1st planning resubmission was completed on July 21, 2023, and the 2nd planning circulation was completed on October 31, 2025. Site Plan application was applied for on October 20, 2025. NOAC has not been issued.

In support of the request for demolition, a letter has been provided by Northdrive and is attached here as attachment 3.

The developer is requesting to demolish these buildings in order to commence repositioning of a sanitary sewer that currently runs through the site as part of their municipal infrastructure agreement. To perform this work, they would need to demolish the existing two dwellings. Both properties are vacant. Gas and Hydro are in the process of being disconnected. It is anticipated that Toronto Hydro and Enbridge will be disconnecting their services at the two vacant homes on December 22nd. In their report they have indicated that the plan on keeping the water service up to the road as they will need it for shoring and excavation. The properties are currently fenced.

The subject buildings are neither listed nor designated under the Ontario Heritage Act. Heritage Preservation Services have also confirmed that the property is not on any potential list.

The land is not within a Toronto and Region Conservation Authority regulated area.

The applications for demolition are being referred to North York Community Council because they contain residential buildings that are proposed to be demolished where the owner has not obtained a permit to replace the buildings on the site at this time.

CONTACT

Sam Sarkhosh, P.Eng.
Plan Review Manager
City of Toronto
T: (416) 392-7576
E-mail: Sam.Sarkhosh@toronto.ca

SIGNATURE

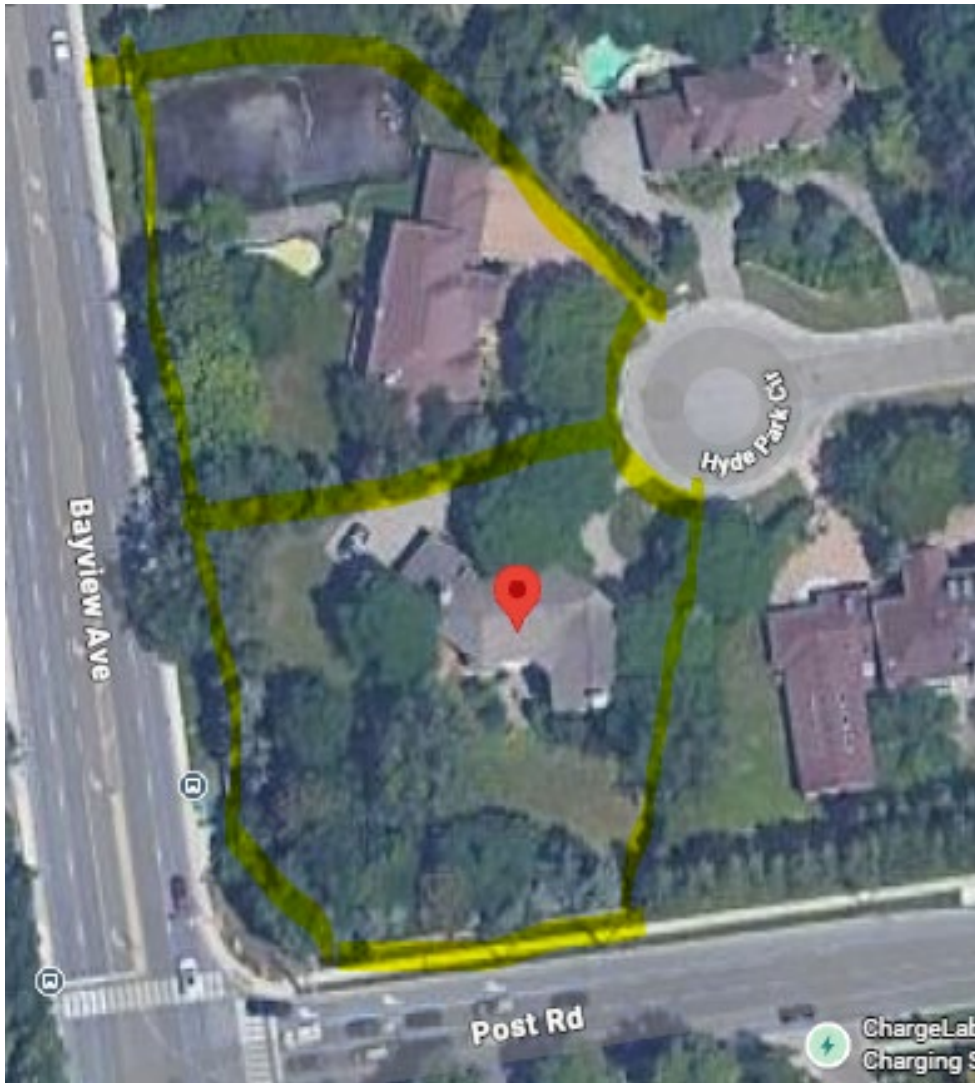
Anthony De Francesca
Deputy Chief Building Official and Director, Toronto Building

ATTACHMENTS

1. Site Plan
2. Google Map
3. Applicant's letter and photos

Attachments

1. Google Map



2. Site Plan



3. Applicant's Letter and photos

1988 BLOOR STREET W NORTHDRIVE.CA
TORONTO ON M6P 3L1

NORTHDRIVE

November 20th, 2025

Attn: Sam Sarkhosh
Manager, Plan Review
City of Toronto Building Department

Ms. Sarkhosh:

Re: Demolition Permit Application at 8-10 Hyde Park Circle

Our company, NDI (2 Post Road) Inc., is the owner of 8-10 Hyde Park Circle. We have an approved OLT decision allowing for the redevelopment of a 5-storey condominium comprised of 62 units. The property currently contains two vacant detached houses. The site is completely protected with perimeter construction fencing as shown in the photographs below. City Legal is working with our municipal lawyer, Goodmans LLP, on a municipal infrastructure agreement as we need to reposition a sanitary sewer that currently runs through our site. To perform this work, we need to demolish the two homes. We are submitting for a full building permit at the end of this month. We anticipate having a shoring permit by February or March 2026. The sewer work will take a couple months and needs to be completed in order for us to start shoring and not significantly impair the schedule of the project and the delivery of housing on this site. We have enough pre-sales to garner construction financing for this project and if the City were not to grant us a demolition permit in the next month or so, this will severely hamper the projects viability.

- a) Reason for the demolition permit requested prior to the building permit being issued

As noted above, we need to perform this sewer work and the vacant houses must be demolished first.

- b) City services provided to the building

Gas and Hydro are in the process of being disconnected by our construction manager, Accel Construction Management Inc. It is anticipated that Toronto Hydro and Enbridge will be disconnecting their services at the two vacant homes on December 22nd. We will be keeping the water service up to the road as we will need it for shoring and excavation.

- c) Tenant or other still residing in building

The two houses are vacant.

- d) Information of proposed redevelopment

We have an approved redevelopment at the OLT for a 5-storey condominium. We submitted for Site Plan Approval and will be submitting for full building permit by the end of November 2025.

NORTHDRIVE

e) Current Pictures of the structures

8 Hyde Park Circle



NORTHDRIVE

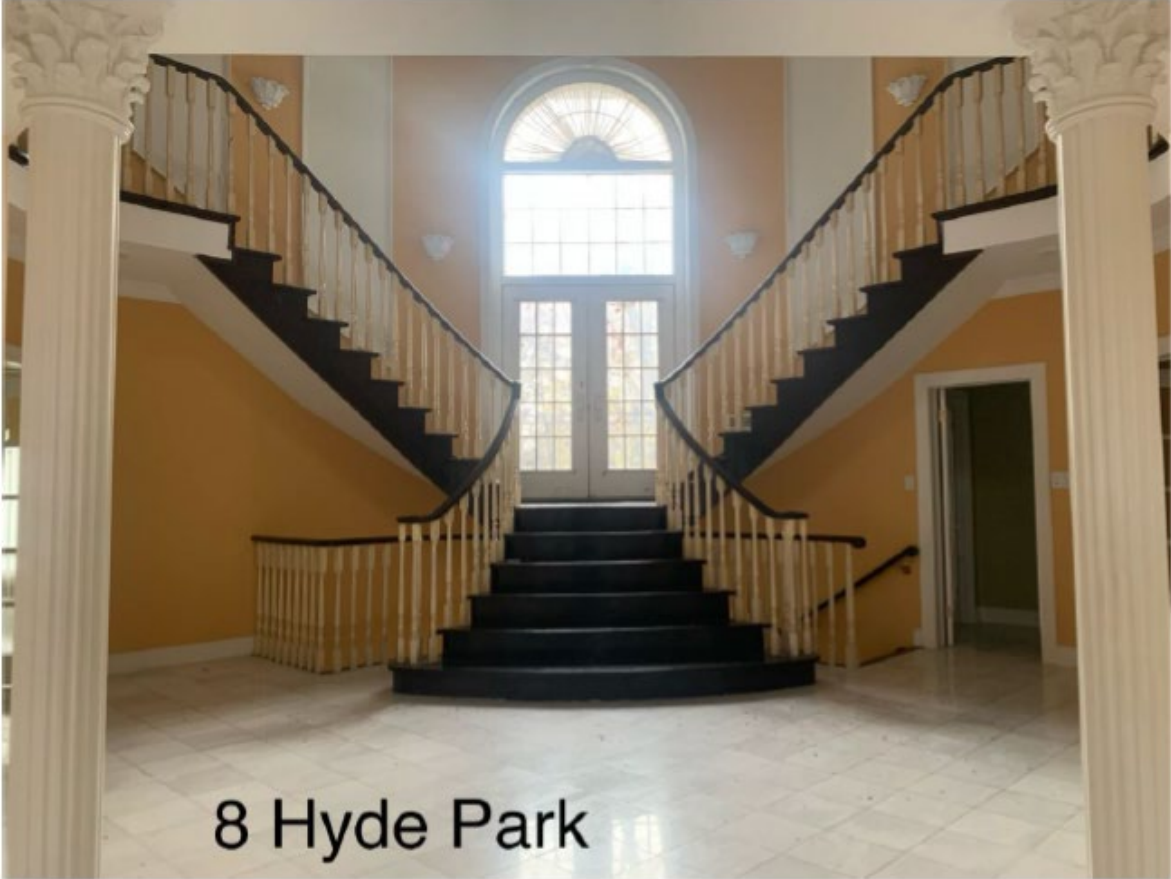


NORTHDRIVE

10 Hyde Park Circle



NORTHDRIIVE



8 Hyde Park

NORTHDRIVE



NORTHDRIIVE



NORTHDRIVE



I trust this is all that you require.

Should you have any further questions, please do not hesitate to contact myself.

Sincerely,

Taylor Morassutti
Director
NDI (2 Post Road) Inc.
c/o North Drive