

## **Residential Demolition Application - 835 Queen Street West**

**Date:** November 3, 2025

**To:** Toronto and East York Community Council

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

**Wards:** Ward 10 (Spadina-Fort York)

### **SUMMARY**

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This staff report is regarding 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 the existing mixed-use building, containing ground floor commercial and second floor residential, at 835 Queen Street West (Application No. 25 227295 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration because Toronto Building received a request letter from the applicant to demolish the building prior to the issuance of a replacement building permit.

### **RECOMMENDATIONS**

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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 835 Queen Street West and decide to:

1. Refuse the application to demolish the existing mixed-use building at 835 Queen Street West because there is no permit to replace the building on the site; or
2. Approve the application to demolish the existing mixed-use building at 835 Queen Street West without any conditions; or
3. Approve the application to demolish the existing mixed-use building at 835 Queen Street West with the following conditions:
  - a. That construction fences 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 that the site 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**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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There is no decision history for this property.

## **COMMENTS**

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On September 25, 2025, an application was submitted to the City by the applicant to demolish the existing mixed-use building, containing ground floor commercial and second floor residential, at 835 Queen Street West. On June 26, 2020, site plan application No. 20 160774 STE 10 SA was submitted for a 6-storey mixed-use building containing 19 residential dwelling units. The proposed non-residential gross floor area is 136 square metres, and the proposed residential gross floor area is 1118 square metres.

The request for the issuance of this demolition permit, at this time, is to mitigate a delay in the shoring permit for the replacement building due to a lengthy utilities circulation and sign-off process. Demolition is required to commence as soon as possible to meet a tight delivery timeline objective for the tenants of the 19 new rental apartment units.

Please refer to the attached applicant letter (Attachment 2) for additional details, in which they also advise that the property is currently vacant.

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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Cedric Barrera, Manager, Plan Review, Toronto Building, Toronto and East York District. T (416) 392-7538 E-mail: Cedric.Barrera@toronto.ca

## **SIGNATURE**

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

## **ATTACHMENTS**

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1. Survey
2. Owner's Request Letter



## Attachment 2: Owner's Request Letter

October 27, 2025

Natasha Barbini, Director and Deputy Chief Building official  
 Toronto Building Division, Toronto and East York District  
 Toronto City Hall  
 16<sup>th</sup> Floor, East Tower  
 100 Queen Street West  
 Toronto, Ontario M5H 2N2  
 Attention: Cedric Barrera, Manager Plan Examination

**Subject: 835 Queen St W - A request for residential demolition referral to Community Council - 25 227295 DEM 00 DM**

Hi Cedric,

Residential demolition permit 25 227295 DEM 00 DM, was filed on Sep 25, 2025.

Existing 2 storey residential mixed-use building: 2 vacant rental dwelling units on the second floor, 1 vacant commercial suite on the ground floor, and basement storage area.

Proposed 6 storey rental residential mixed-use building: 19 rental dwelling units from second to the sixth floor, commercial space and access to the other floors on the ground floor, 1-level basement will be used for service space plus storage. There will be no parking space for this building. Please see below a table for the residential dwelling units' location with various unit bedroom counts:

| FLOOR                    | S        | 1B       | 1B + D   | 2B       | 3B       |           | sq. m.                                | sq. ft.        |
|--------------------------|----------|----------|----------|----------|----------|-----------|---------------------------------------|----------------|
| <b>BASEMENT</b>          |          |          |          |          |          |           | 250.7                                 | 2698.6         |
| 1                        |          |          |          |          |          | 0         | 243.8                                 | 2624.3         |
| 2                        | 2        | 2        | 1        | 0        |          | 5         | 260.8                                 | 2807.1         |
| 3                        | 2        | 2        | 1        | 0        |          | 5         | 260.8                                 | 2807.1         |
| 4                        | 2        | 2        | 1        | 0        |          | 5         | 260.8                                 | 2807.1         |
| 5                        | 1        | 0        | 1        | 1        |          | 3         | 199.7                                 | 2149.9         |
| 6                        | 0        | 0        | 0        | 0        | 1        | 1         | 172.4                                 | 1855.7         |
| 7 (MPH)                  |          |          |          |          |          |           | 67.8                                  | 729.8          |
| <b>TOTAL</b>             | <b>7</b> | <b>6</b> | <b>4</b> | <b>1</b> | <b>1</b> | <b>19</b> | <b>1466.1</b>                         | <b>15781.1</b> |
| Mix                      | 37%      | 32%      | 21%      | 5%       | 5%       |           |                                       |                |
| Barrier Free Units Req.  | 15%      |          |          |          |          | 3         | * GCA does not include basement level |                |
| Barrier Free Units Prov. | 1        |          | 3        |          |          | 4         |                                       |                |
| Floor/Level              | 5        |          | 2-4      |          |          |           |                                       |                |

The existing building contains less than 6 dwelling units for rental purposes and is therefore not subject to Chapter 667 Residential Rental Property Demolition & Conversion Control [667-2.A.(1)]. However, Municipal Code Chapter 363-6.3.D.(3) & (4) requires that the CBO may report to the Community Council so that a decision can be made on whether the demolition permit can be issued, prior to a replacement building permit issuance.

The reason for the referral to Community Council: We have already applied for a replacement building permit, 24 227640 SHO 00 PP. Its issuance however will be held up by the delay in getting a Transportation Services' PUCC/Piling and Shoring Agreement for at least another 4 months, due to its lengthy utilities circulation and sign off process, and also the lateness of our PUCC/Piling and Shoring Agreement application. Because we must start the demolition process as soon as possible in order to meet our tight delivery timeline objective for the tenants of our 19 new rental apartment units, we are requesting that this residential demolition application be referred to the Toronto and East York Community Council for their consideration and a decision on whether their approval will be given, with or without conditions.

On that basis, we will greatly appreciate that you can refer our demolition proposal to the Toronto and East York Community Council as soon as possible.

Please let us know if you have any further questions.

Please see the following 2 illustrations of the proposed replacement building:



