

Residential Demolition Applications – 46, 48, 50 and 52 Laing Street

Date: December 18, 2025

To: Toronto and East York Community Council

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

Wards: Ward 14 (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 Ch.363, under the authority of Section 33 of the Planning Act, the demolition of the existing vacant residential buildings at 46, 48, 50 and 52 Laing Street (Application Nos. 25 267543 DEM, 25 267554 DEM, 25 267564 DEM and 25 267569 DEM respectively) are being referred to the Toronto and East York Community Council to refuse or grant the demolition applications, including any conditions to be attached to the permits, because a building permit has not been issued for a replacement building.

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 applications for demolition at 46, 48, 50 and 52 Laing Street and decide to:

1. Refuse the applications to demolish the existing vacant residential buildings at 46, 48, 50 and 52 Laing Street because a building permit application for a replacement building has not been issued; or
2. Approve the applications to demolish the existing vacant residential buildings at 46, 48, 50 and 52 Laing Street without conditions; or
3. Approve the applications to demolish the existing vacant residential buildings at 46, 48, 50 and 52 Laing Street with the following conditions:

- a. That construction fences be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, 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

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 December 17, 2025, applications for the demolition of the existing vacant residential buildings located at 46, 48, 50 and 52 Laing Street were submitted to Toronto Building.

A building permit application to construct a new eight-storey residential building with 248 rental units has been received but has not been issued due to outstanding applicable law, notably Site Plan Approval, and Ontario Building Code compliance deficiencies, which the owner is working to resolve.

In a letter from the owner dated December 16th, 2025, the owner has indicated that they wish to demolish the buildings located at 46, 48, 50 and 52 Laing Street to ensure that the site is ready for the proposal to construct a new eight-storey residential building.

The owner indicated that the existing vacant residential buildings at 46, 48, 50 and 52 Laing Street are derelict and underutilized, and their continued retention during the ongoing review period presents ongoing property standards, safety, and site maintenance concerns, including the continued presence of squatters who break into the homes notwithstanding measures to prevent unauthorized entry.

The existing building is not currently on the list of designated historical buildings.

The land is within a Toronto and Region Conservation Authority regulated area, and the development has been approved by TRCA.

CONTACT

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SIGNATURE

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

ATTACHMENTS

1. Survey of 46, 48, 50 and 52 Laing Street
2. Owner's Request Letter
3. Site Photos

Attachment 2: Owner's Request Letter



December 16, 2025

Re: Request for Demolition Permit – 46, 48, 50 and 52 Laing Street, Toronto, ON

To: City of Toronto – Toronto Building / City Planning Division

To Whom It May Concern,

We are writing to request approval to proceed with the demolition of the existing buildings located at 46, 48, 50 and 52 Laing Street (the "Subject Properties"). The Subject Properties form part of a larger land assembly municipally known as 46, 46R, 48, 50, 52 and 52R Laing Street, consisting of six separate parcels in the Leslieville submarket, east of Toronto's downtown core and river lands. A building permit application (Permit No. 25 253027 BLD 00 NB) was submitted on November 13, 2025. In addition, Official Plan Amendment and Zoning By-law Amendment applications (File No. 22 242126 STE 14 OZ) have received approval at the Ontario Land Tribunal and are awaiting final sign off from City Planning. A Site Plan Approval application (File No. 22 242125 STE 14 SA) has been made, and we are expecting a NOAC imminently.

This request is limited to demolition of the existing structures. No construction beyond demolition is proposed or intended to commence until all required planning approvals have been obtained and the appropriate building permits have been issued by the City. For clarity, the Subject Properties do not fall within the scope of the City of Toronto's Rental Housing Demolition and Conversion Control requirements, as the existing buildings do not contain rental housing units and therefore no rental housing replacement is required.

By way of background, the OPA and ZBA applications were resolved through a mediated settlement agreed to in December 2023 and approved by City Council in January 2024, and subsequently ratified by an Ontario Land Tribunal interim order. The OLT conditionally approved a 8-storey mid-rise residential building. The approval is conditional upon confirmation of site servicing and approval of the by-law by City Planning. The applicant has resubmitted both the Functional Servicing Report and draft by-law and OPA twice since the OLT's interim order and are awaiting final approval.

The existing buildings on the Subject Properties are derelict and underutilized, and their continued retention during the ongoing review period presents ongoing property standards, safety, and site maintenance concerns, including the continued presence of squatters who break into the homes notwithstanding measures to prevent unauthorized entry. Permitting demolition at this stage would mitigate these issues, improve site conditions, and allow for responsible site management while the City's review of the planning applications are completed.

We acknowledge and confirm that approval of a demolition permit does not constitute approval of the proposed development, does not confer any vested development rights, and does not pre-judge the outcome of the OPA, ZBA, or SPA applications. All aspects of the future redevelopment will remain subject to approval under the City of Toronto Official Plan, Zoning By-law, Site Plan Control process, and all applicable municipal and provincial regulations.



All demolition work will be undertaken in full compliance with the Ontario Building Code Act, the City of Toronto Municipal Code, and all requirements of Toronto Building and other applicable City divisions. This will include proper utility disconnections, health and safety measures, dust and noise mitigation, vibration control where required, and appropriate hoarding and fencing to protect the public realm.

Following demolition, the Subject Properties will be maintained in a safe, secure, and orderly condition in accordance with City standards until such time as construction is authorized through the issuance of future permits.

We respectfully request the City's consideration of this demolition permit request and would be pleased to provide any additional information required to support your review.

Thank you for your time and consideration.

Sincerely,

Development Associate
Citi-Core Construction Management Ltd.

Attachment 3: Site Photos



