

Residential Demolition Applications at 183, 185, 187, and 195 St. Clair Ave. W. and 273 Poplar Plains Rd.

Date: April 7, 2026

To: Toronto and East York Community Council

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

Wards: Ward 12 (Toronto-St. Paul's)

SUMMARY

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 applications for the demolition of the existing residential buildings at 183, 185, 187, and 195 St. Clair Avenue West and 273 Poplar Plains Road (Application Nos. 26 126121 DEM 00 DM, 26 126124 DEM 00 DM, 26 126148 DEM 00 DM, 26 126157 DEM 00 DM, and 26 126163 DEM 00 DM) are being referred to the Toronto and East York Community Council for consideration because Toronto Building received a request for demolition of property with six or more dwelling units and prior to the issuance of a replacement building permit.

RECOMMENDATIONS

The Deputy Chief Building Official and Director, Toronto and East York District recommends that the Toronto and East York Community Council consider the applications for demolition at 183, 185, 187, and 195 St. Clair Avenue West and 273 Poplar Plains Road and decide to:

1. Refuse the applications to demolish the existing residential buildings at 183, 185, 187, and 195 St. Clair Avenue West and 273 Poplar Plains Road because there is no permit to replace the building on the site; or
2. Approve the applications to demolish the existing residential buildings at 183, 185, 187, and 195 St. Clair Avenue West and 273 Poplar Plains Road without any conditions; or

3. Approve the applications to demolish the existing residential buildings at 183, 185, 187, and 195 St. Clair Avenue West and 273 Poplar Plains Road 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

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 March 6 and 7, 2026, the applicant submitted applications to the City to demolish the existing residential buildings located at 183, 185, 187, and 195 St. Clair Avenue West, and 273 Poplar Plains Road. Previously, on September 29, 2021, Site Plan Application No. 21 219409 STE 12 SA was submitted for a proposed 13-storey residential building comprising of 164 dwelling units and a total gross floor area of 27,328.6 square metres.

The applicant is requesting the issuance of the demolition permits without prejudice to their position that additional Community Council approval is not required, as approval was previously granted pursuant to Chapter 667 of the Toronto Municipal Code. Please refer to the attached owner letter (Attachment 2) and the Amended Notice of Decision and Preliminary Approval – Rental Housing Demolition Permit (Attachment 3).

Toronto Building is referring the application to Toronto and East York Community Council because Chapter 363 requires Community Council approval for the demolition of residential buildings with six or more dwelling units, and the approval obtained under

Chapter 667 was issued under delegated authority to the Chief Planner and did not include Community Council consideration.

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

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

CONTACT

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

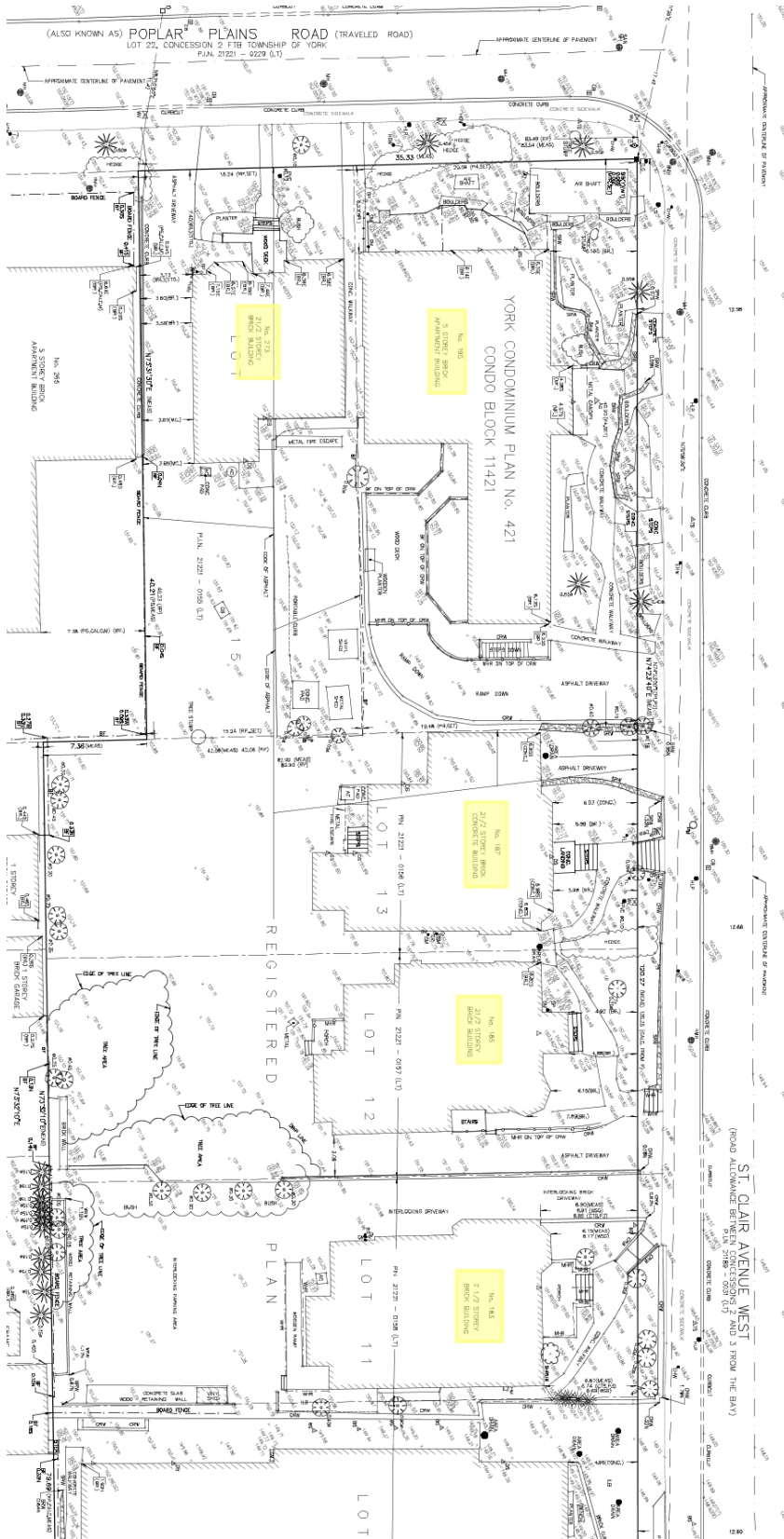
SIGNATURE

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

ATTACHMENTS

1. Survey
2. Owner's Request Letter
3. Amended Notice of Decision and Preliminary Approval – Rental Housing Demolition Permit

Attachment 1: Survey



Residential Demolition Applications 183, 185, 187, & 195 St. Clair Ave. W. and 273 Poplar Plains Rd.

Attachment 2: Owner's Request Letter



Main and Main Asset Management Inc.

175-195 St.Clair & 273 Poplar Plains – Demolition Cover Letter;

Toronto Building Division (City of Toronto)
c/o Toronto Permits
100 Queen Street West
Toronto, ON M5H 2N2

To Whom This May Concern,

We are submitting this cover letter in support of our demolition permit applications for 175–195 St. Clair Avenue West and 273 Poplar Plains Road. The subject lands comprise several properties, including a religious institution at 175 St. Clair Avenue West; a five-storey residential building at 195 St. Clair Avenue West; and a series of house-form residential buildings located at 183, 185, and 187 St. Clair Avenue West and 273 Poplar Plains Road.

The purpose of this letter is to confirm the approval granted pursuant to Chapter 667 of the Toronto Municipal Code as it applies to 195 St. Clair Avenue West and 183, 185, and 187 St. Clair Avenue West, as well as 273 Poplar Plains Road. As you are aware, Chapter 667 of the Toronto Municipal Code was enacted under the authority of Section 111 of the City of Toronto Act, 2006, which permits the City to prohibit and regulate the demolition and conversion of residential rental properties with six or more dwelling units. Since the subject properties contained more than six dwelling units (but less than six rental units), the permit issued under Chapter 667 also functions as the demolition permit / approval required under Section 33 of the Planning Act and Chapter 363 of the Municipal Code which satisfy the “applicable law” requirements set out in Article 1.4.1.3 of the Building Code.

In support of our applications, we have enclosed the issued Chapter 667 permit/approval dated November 21, 2024, along with all the related applications and supporting plans, reports and technical materials. We respectfully request the issuance of the demolition permits upon completion of the technical review.

Thank you in advance for your assistance and should you require any additional information, please do not hesitate to contact us.

Sincerely,

Attachment 3: Amended Notice of Decision and Preliminary Approval – Rental Housing Demolition Permit



City Planning
Kyle Knoeck
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St. Clair & Main Developments Inc.

November 21, 2024

**Re: Amended Notice of Decision and Preliminary Approval – Rental Housing
Demolition Permit – Toronto Municipal Code Chapter 667**

RH Appl.: 21 111463 STE 12 RH
175-195 St. Clair Avenue West and 273 Poplar Plains Road

Rel. Appl.: 20 220123 STE 12 OZ
175-195 St. Clair Avenue West and 273 Poplar Plains Road Ward
Ward 12 – Toronto-St. Paul's

Dear

Application 21 111463 STE 12 RH to demolish 4 rental dwelling units at 175-195 St. Clair Avenue West and 273 Poplar Plains Road under Chapter 667 of the Toronto Municipal Code has been approved with conditions.

This amended Notice of Decision and Preliminary Approval is for the 4 rental dwelling units on the subject property.

Issuance of a Notice of Preliminary Approval and the Rental Housing Demolition Permit are required before demolition may proceed. The Chief Building Official is authorized to issue the Rental Housing Demolition Permit after the Chief Planner has issued Preliminary Approval.

BACKGROUND INFORMATION

In 2021, a Rental Housing Demolition application was submitted by St. Clair & Main Developments Inc. to permit the demolition of a religious institution (175 St. Clair Avenue West), a five-storey residential building comprised of 7 condominium dwelling units (195 St. Clair Avenue West), and a series of house-form buildings (183, 185, and 187 St. Clair Avenue West and 273 Poplar Plains Road) that are collectively comprised of commercial retail floor space 4 vacant rental dwelling units.

The subject site is also the subject of a related Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application (20 220123 STE 12 OZ), which has been appealed to the Ontario Land Tribunal (OLT) (Case No. OLT-22-002432). On June 23, 2023, the OLT issued an Interim Order approving a settlement to redevelop the lands with a residential building ranging from 7 to 14 stories in height. The development would contain up to 298 dwelling units and a total gross floor area of approximately 27,805 square metres, which would result in a floor space index of 5.89 times the lot

Page 1 of 2

area. The OLT has withheld its Final Order on the OPA and ZBA appeals until a decision has been made by the City on the Rental Housing Demolition application.

The City approved the Rental Housing Demolition application and issued a Notice of Decision on July 10, 2023 with the following conditions:

- a) the Official Plan Amendment and Zoning By-law Amendment(s) have been brought into full force and effect by the Ontario Land Tribunal;
- b) the issuance of Notice of Approval Conditions for site plan approval by the Chief Planner and Executive Director, City Planning, or designate, pursuant to Section 114 of the *City of Toronto Act, 2006*; and
- c) the issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site.

The OLT issued its Final Order on the OPA and ZBA appeals on March 25, 2024.

In order to facilitate the development, City Planning has amended the Notice of Decision to remove conditions b) and c) above.

SUMMARY OF CONDITIONS OF PRELIMINARY APPROVAL

The following conditions have been satisfied or secured to the satisfaction of the Chief Planner:

Condition	Date Fulfilled
The Official Plan Amendment and Zoning By-law Amendment(s) have been brought into full force and effect by the Ontario Land Tribunal	March 25, 2024

ADVISORY COMMENTS

Applicants must provide a copy of this notice when requesting the issuance of a permit under Section 8 or 10 of the *Building Code Act*. This permit is issued to the above referenced applicant and is non-transferable without prior written authorization from the Chief Planner.

CONTACTS

If you have any questions, feel free to contact:

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Jeffrey Cantos, MCIP, RPP, PLE
Acting Director,
Strategic Initiatives, Policy & Analysis

November 21, 2024

(Date)

c.c. Toronto Building, Customer Service