

Residential Demolition Application – 55 Grange Avenue

Date: April 9, 2026

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

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 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 an existing one and a half storey detached residential building at 55 Grange Avenue (Application No. 26 116226 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration because Toronto Building has received an objection letter from the community with concerns regarding the property at 55 Grange Avenue being nominated for heritage status on March 10, 2021.

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 demolition application for 55 Grange Avenue, and decide to:

1. Approve the application to demolish the one and a half storey detached residential building at 55 Grange Avenue without any conditions; or
2. Approve the application to demolish the one and a half storey detached residential building at 55 Grange Avenue with the following conditions:
 - a. That construction fences be erected in accordance with the provisions of the Toronto 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 site and that the site be maintained free from 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 February 11, 2026, an application was submitted by the applicant to demolish the existing one and a half storey detached residential building at 55 Grange Avenue. The applicant also applied for a replacement building permit which is currently under review for a proposed three storey detached fourplex (Application No. 26 116220 BLD 00 NH).

Toronto Building received an objection letter dated March 13, 2026, outlining the concerns of issuing a demolition permit for the existing one and a half storey detached residential building. The objection relates to the property at 55 Grange Avenue being nominated for heritage status on March 10, 2021

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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SIGNATURE

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

ATTACHMENTS

1. Demolition Site Plan
2. Objection Letter

Attachment 2: Objection letter

Hello All,

I am writing to you to express significant concern over the proposed demolition of 55 Grange Avenue, Toronto. The demolition application is currently posted on the property and comments must be received prior to 17 March 2026. Please note that the demolition application posted on the front door of 55 Grange Avenue does not include the requisite email to submit comments to prior to the deadline.

55 Grange Avenue was nominated for heritage status on 10 March 2021.

55 Grange Avenue is a 1.5 storey Ontario House (Ontario Gothic Revival House) constructed in c. 1871. It is representative of the earliest period of development of the Grange Park and Chinatown neighbourhoods and is a rare surviving example of an Ontario House within those neighbourhoods. The City of Toronto has previously identified these criteria as being worthy of designation, such as through the 2016/2017 heritage designation of 15 Glen Morris Street in the Huron-Sussex neighbourhood.

The property also has significant associative value through being the location where the Judea Athletic Club, one of Toronto's first Jewish athletics leagues (if not Toronto's *first* Jewish athletic league), was founded in 1910.

Please see attached photographs and Heritage Property Nominations.

Thank-you,

Chair, Toronto and East York Community Preservation Panel
| [@gmail.com](mailto:)