

Residential Demolition Application at 180 Merton Street

Date: May 5, 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 application for the demolition of the existing residential building at 180 Merton Street (Application No. 26 124654 DEM 00 DM) is 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 Building, Toronto and East York District recommends that the Toronto and East York Community Council consider the application for demolition at 180 Merton Street and decide to:

1. Refuse the application to demolish the existing residential building at 180 Merton Street because there is no permit to replace the building on the site; or
2. Approve the application to demolish the existing residential building at 180 Merton Street without any conditions; or
3. Approve the application to demolish the existing residential building at 180 Merton Street 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 4, 2026, the applicant submitted an application to the City to demolish the existing residential building located at 180 Merton Street. Previously, on March 14, 2025, Site Plan Application No. 25 129096 STE 12 SA was submitted for a proposed 36-storey residential building comprising 400 dwelling units and a total gross floor area of 29,275 square metres.

The request for the issuance of this demolition permit, at this time, is to allow for site preparation and sequencing requirements associated with the development, which will support an efficient transition to construction once the replacement building permit is issued. Please refer to the attached applicant letter (Attachment 2) for additional details, in which they also advise that the existing 12 dwelling units are all currently vacant.

Toronto Building is referring the application to Community Council because Chapter 363 requires Community Council approval for the demolition of residential buildings with six or more dwelling units. Chapter 667 does not apply as there are no rental units.

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

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

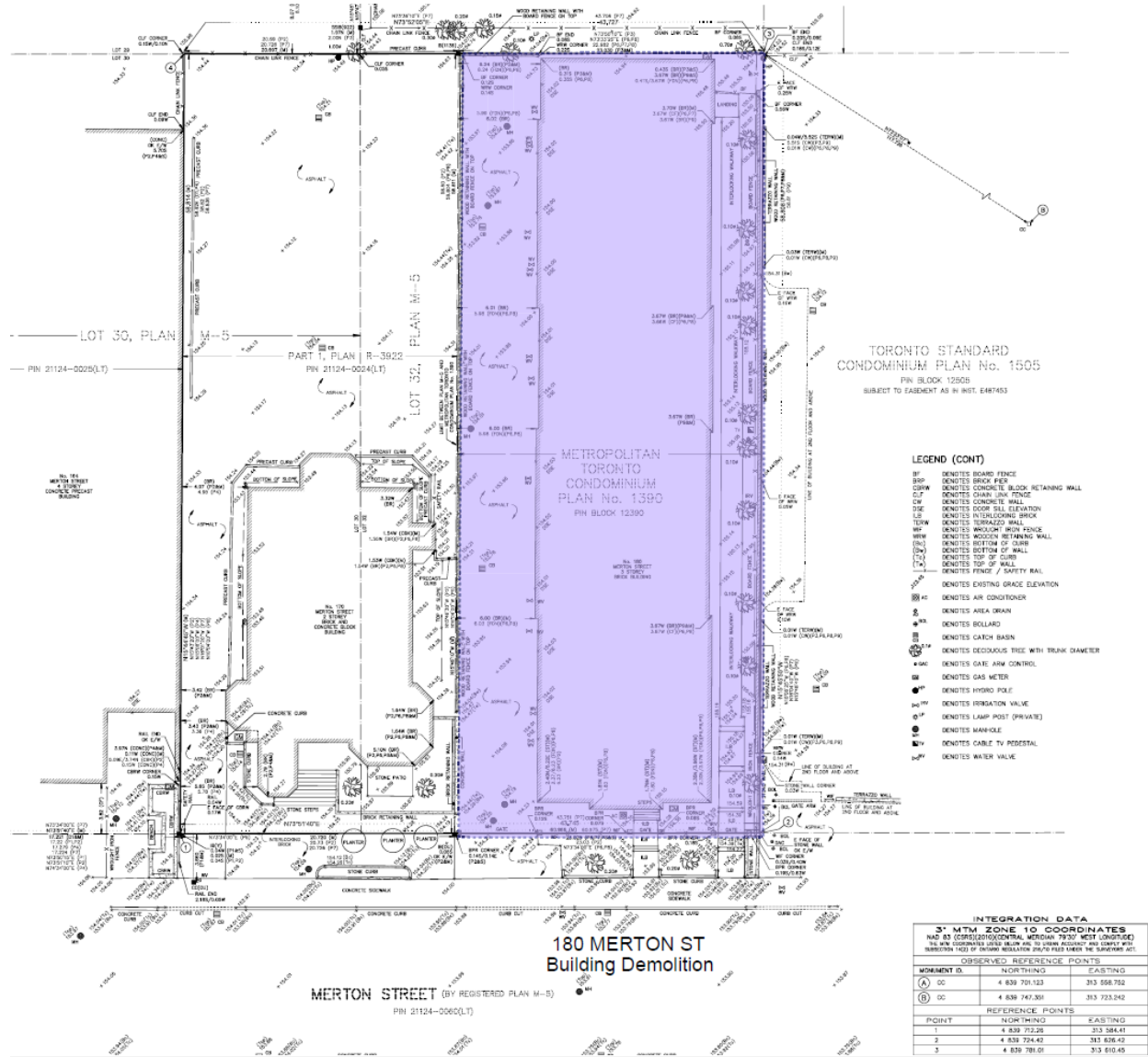
SIGNATURE

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

ATTACHMENTS

1. Survey
2. Owner's Request Letter

Attachment 1: Survey



Attachment 2: Owner's Request Letter

GRAYWOOD MERTON LIMITED PARTNERSHIP

April 29, 2026

City of Toronto

Andrea Estarez
Toronto Building | Development & Growth Services
100 Queen St W, East Tower, 16th Floor
Toronto, Ontario M5H 2N2

Re: Request to Advance Demolition Application to Community Council
Subject Site: 180 Merton Street

Dear Andrea,

We are writing to formally request that the demolition application for the above-noted property be brought forward to Community Council for consideration at this time.

The subject building is proposed to be demolished in advance of the issuance of a replacement building permit in order to facilitate the redevelopment of the site. The property is approved and planned for a 36-storey mixed-use residential building which will replace a 12-unit residential townhouse block and will deliver a significant amount of new housing along with ground-floor uses that will contribute positively to the surrounding area. The 12 existing residential units are all currently vacant.

The demolition of the existing structure is necessary to allow for site preparation and sequencing requirements associated with the development, which will support an efficient transition to construction once the replacement building permit is issued.

Accordingly, we respectfully request that this application be forwarded to Community Council for consideration and approval.

Should you require any additional information or clarification in support of this request, please do not hesitate to contact the undersigned.

Sincerely,

Graywood Merton Limited Partnership