

Residential Demolition Application at 26 Ossington Avenue

Date: May 8, 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 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 at 26 Ossington Avenue (Application No. 26 110091 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 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 application for demolition at 26 Ossington Avenue and decide to:

1. Refuse the application to demolish the existing mixed-use building at 26 Ossington Avenue 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 26 Ossington Avenue without any conditions; or
3. Approve the application to demolish the existing mixed-use building at 26 Ossington Avenue 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 January 28, 2026, the applicant submitted an application to the City to demolish the existing mixed-use building located at 26 Ossington Avenue. Previously, on March 5, 2019, Site Plan Application No. 19 121813 STE 10 SA was submitted for a proposed three storey mixed-use building containing four residential units and retail at grade.

The request for the issuance of this demolition permit at this time is due to the building remaining vacant since a fire in 2018. The property has been subject to three Property Standards notices related to graffiti, and ongoing property taxes have been incurred without any offsetting revenue due to the lack of tenancy. Please refer to the attached applicant letter (Attachment 2) for additional details.

Toronto Building is referring the application to Community Council because Chapter 363 requires Community Council approval for the demolition of residential buildings prior to the issuance of a replacement building permit. Chapter 667 does not apply as there are fewer than six dwelling 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

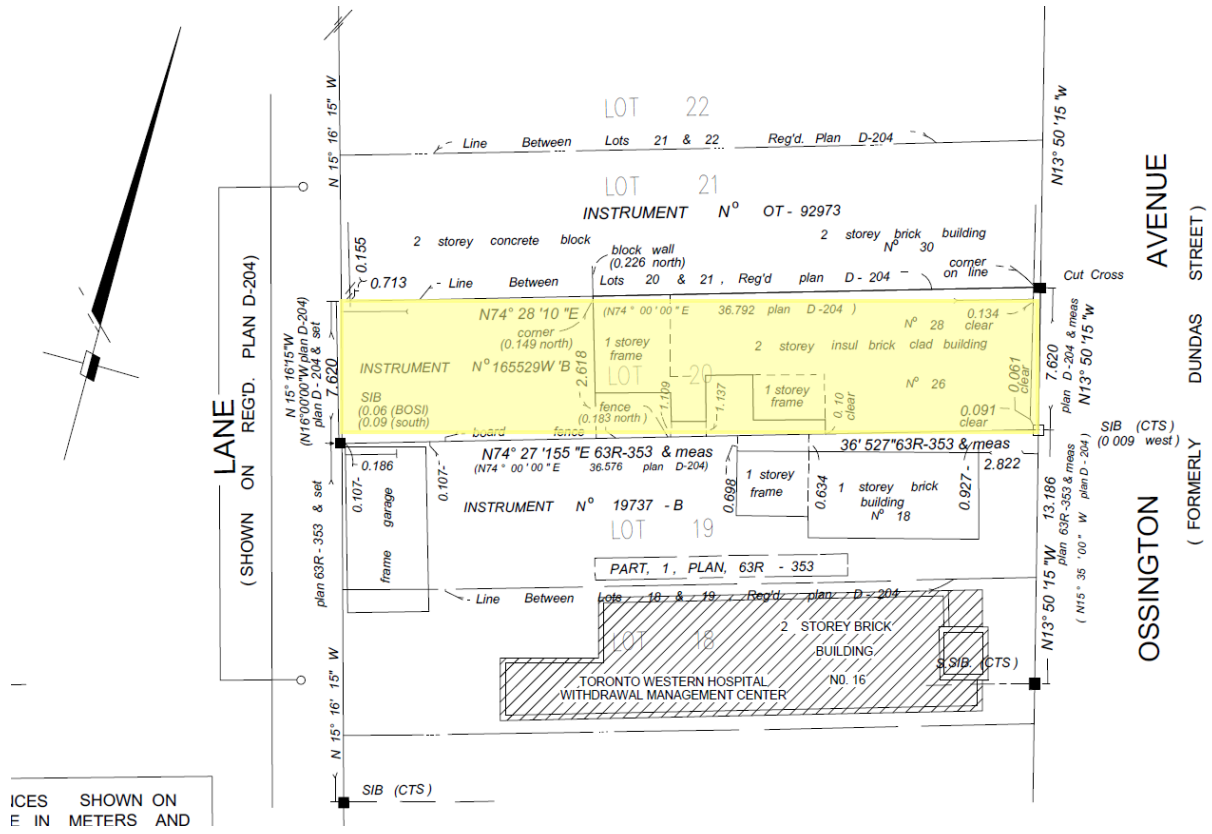
SIGNATURE

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

26 OSSINGTON AVE Application 26 110091 DEM 00 DM Justification letter to the community council.

The subject property known as 26 OSSINGTON AVE is located on Lot, 20, Registered Plan D-204 and is comprised of a 2 1/2 story mixed use residential building within Toronto and East York Ward: 10 Spadina-Fort York area.

The existing building contained a total of 5 units, 4 residential units with 1 bedroom and 1 commercial unit.

The existing has been sitting vacant since the fire in 2018 and the property has been subject to three property standards issue notices all related to graffiti that could have been avoided if the building demolition was allowed. Furthermore since the time of vacancy, the building has still maintained the costs to property taxes over the years costing thousands of dollars in loss of revenue caused by the lack of income.

The property is in the process of completing site plan approval process (application 19 121813 STE 10 SA). As well the property has already achieved approval from committee of adjustment (**File Number: A1026/24TEY**)

The intent of the future property is to create a new modern visually aesthetic building that adds residential and commercial stock to the modernization of the ever changing Toronto landscape.

Dated at Toronto this 29th day of April 2026

Land/property owner of 26 Ossington Ave.