

## **Residential Demolition Application- 2, 4, 6, 8, 10, 12, 14, 16, 18 and 20 Glazebrook Ave**

**Date:** January 20, 2025  
**To:** North York Community Council  
**From:** Deputy Chief Building Official and Director,  
Toronto Building,  
**Wards:** Ward - 15 - Don Valley West

### **SUMMARY**

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This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

In accordance with City-wide residential demolition control under Article 3, Demolition Control, of Municipal Code Ch. 363, under the authority of Section 33 of the Planning Act, the applications for the demolition of ten semi-detached dwellings at 2, 4, 6, 8, 10, 12, 14, 16, 18 and 20 Glazebrook Avenue is being referred to North York Community Council to consider as a building permit has not been issued for a replacement building. This staff report is regarding a matter for which Community Council has delegated authority from City Council to make a final decision.

### **RECOMMENDATIONS**

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The Deputy Chief Building Official and Director, Toronto Building, recommends that the North York Community Council give consideration to the demolition applications for 2, 4, 6, 8, 10, 12, 14, 16, 18 and 20 Glazebrook Ave and decide to:

1. Refuse the applications to demolish the single-family dwellings because there is no permit to replace the building on the site; or,
2. Approve the applications to demolish the single-family dwellings without conditions; or

3. Approve the applications to demolish the single-family dwellings with the following conditions:
  - a. that a construction fence 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 be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 489; and
  - d. that any holes on the property are backfilled with clean fill.

## **FINANCIAL IMPACT**

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Future property tax may change due to a change in the property's classification.

## **DECISION HISTORY**

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There is no decision history for this property.

## **COMMENTS**

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On October 14, 2024, demolition applications were submitted to Toronto Building for the demolition of 3-storey semi-detached residential buildings located at 2, 4, 6, 8, 10, 12, 14, 16, 18 and 20 Glazebrook Ave.

This request is to permit the demolition of the existing buildings to redevelop the site to construct a 34-storey mixed use building. 434 residential units are proposed with 314 square meters of retail. The total gross floor area of the project is 29,600 square meters. In total, 91 parking spaces are proposed within two levels of underground parking. A building permit application for a replacement building has not been submitted at this time.

The 3<sup>rd</sup> planning resubmission was completed on December 02, 2024. NOAC has not been issued.

In support of the request for demolition, a letter has been supplied by Block Development Limited, and is attached here as attachment 4 and a letter from the contractor concerning test hole for the future geo-exchange system is enclosed as attachment 5. The services for the 10 semi-detached buildings are disconnected, the buildings are vacant, and the

properties are fully fenced.

The subject buildings are neither listed nor designated under the Ontario Heritage Act. Heritage Preservation Services have also confirmed that the property is not on any potential list.

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

The applications for demolition are being referred to North York Community Council because they contain residential buildings that are proposed to be demolished where the owner has not obtained a permit to replace the buildings on the site at this time.

## **CONTACT**

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Sam Sarkhosh, P.Eng.  
Plan Review Manager  
City of Toronto  
T: (416) 392-7576  
E-mail: [Sam.Sarkhosh@toronto.ca](mailto:Sam.Sarkhosh@toronto.ca)

## **SIGNATURE**

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Anthony De Francesca  
Deputy Chief Building Official and Director, Toronto Building

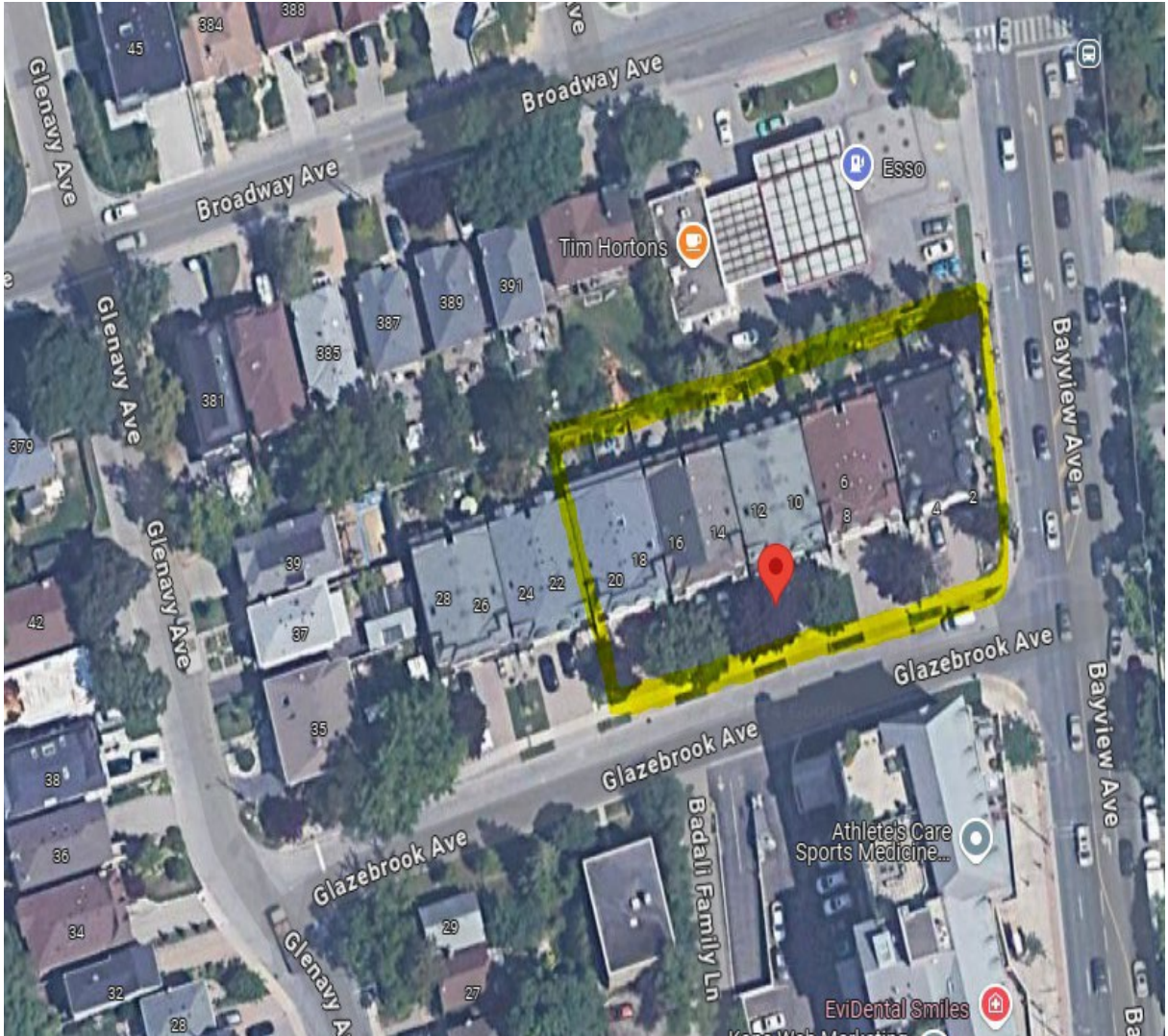
## **ATTACHMENTS**

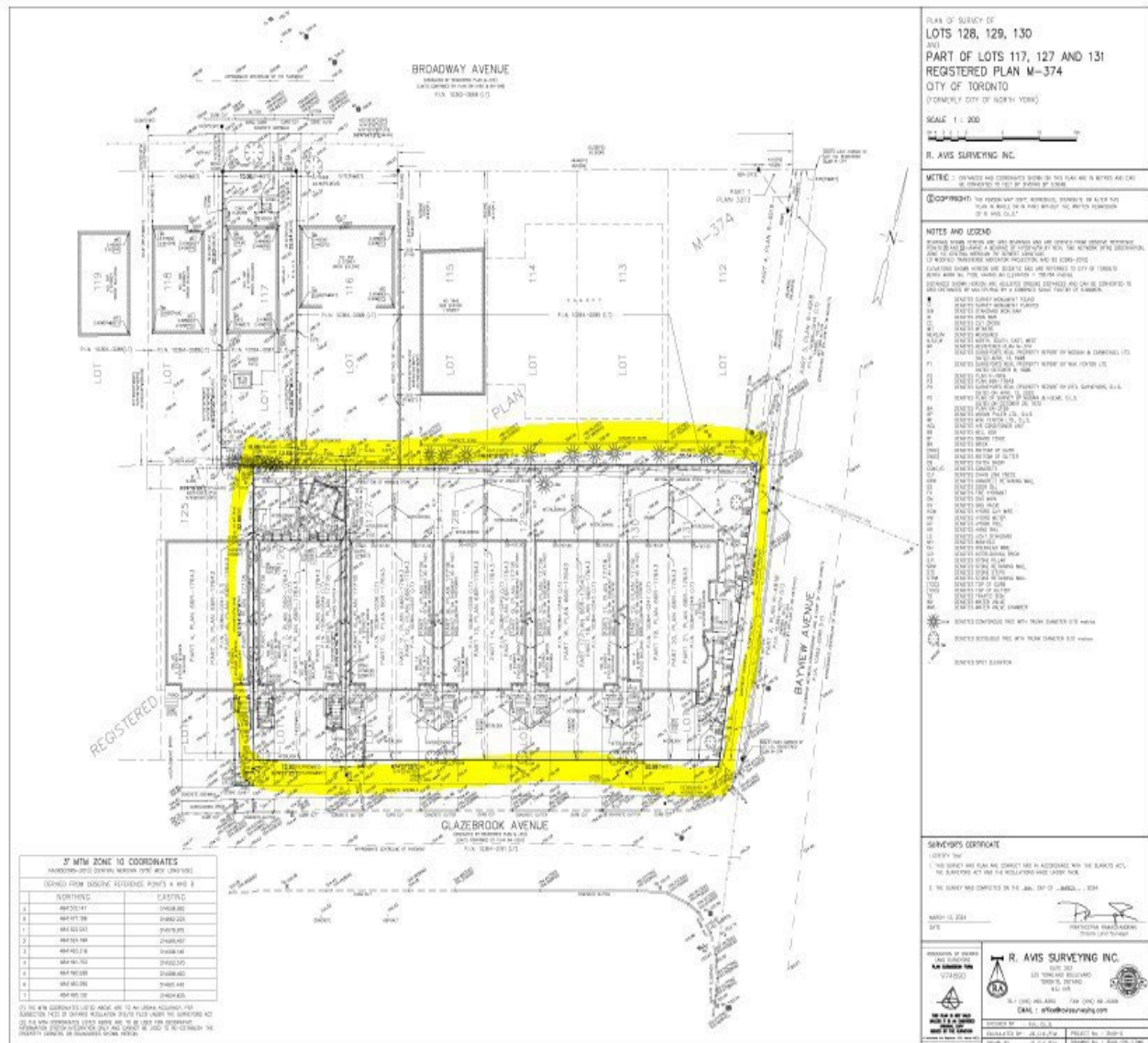
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1. Site Plan
2. Google Map
3. Photos
4. Applicant's letter
5. Contractor's Letter regarding test hole for geo-exchange system

# Attachments

## 1. Google Map







### 3. Photos

























## 4. Applicant's Letter

Gairloch

December 2, 2024

Sam Sarkhosh  
Manager, Plan Review  
Etobicoke-York District  
2 Civic Centre Court  
Toronto, ON M9C 5A3

Via email: [Sam.Sarkhosh@toronto.ca](mailto:Sam.Sarkhosh@toronto.ca)

Dear Sam Sarkhosh,

**RE: Demolition Permit Applications**  
2-20 Glazebrook Ave  
Glaze Dev LP (c/o Gairloch Developments)  
ZBA Application No: 22 177066 NNY 15 OZ  
SPA Application No: 22 177065 NNY 15 SA

On behalf of Glaze Dev LP (c/o Gairloch Developments), I am writing to formally request approval to demolish the properties, 2,4,6,8,10,12,14,16, 18 & 20 Glazebrook Avenue (2-20 Glazebrook Ave). The properties in question are semi-detached single-family homes that are all vacant, and form part of a redevelopment site to facilitate the construction of a 31-storey mixed-use residential development.

The entitlement process, that is, zoning and site plan, is far advanced. In the case of zoning, all the technical comments from the City's respective Development Review departments have been addressed and a final zoning order from the Ontario Land Tribunal is imminent as staff are in the final stages of reviewing the by-law. For Site Plan, having significantly addressed technical comments from staff, a draft version of the Notice of Approval Conditions (NOAC) has been circulated, and minor technical comments, toward the issuance of the NOAC, are being addressed.

As the entitlement process is at its concluding stages, the preliminary mechanisms toward ensuring proper construction planning and permitting must be put in place to avoid significant delays and costs. A geothermal system is being planned for this development and demolition permits are required to facilitate a feasibility study through a test hole drilling program to determine if a geothermal system will be able to meet maximum load requirements of the proposed new building to acceptable standards – especially as it will be a larger building that requires a larger geothermal system. A successful test hole program requires an unobstructed site to accommodate drilling rigs and other equipment.

This step clearly aligns with the City of Toronto's Environment and Climate Division's call for new developments to consider low-carbon energy systems, such as geothermal, to reduce the amount of carbon needed to heat and cool buildings to achieve the City's climate action goals.

Attached to this letter is a letter from our geothermal provider, Subterra Renewables, explaining the request in further technical detail.

I hope that this meets your kind consideration.

Please feel welcome to contact me with any questions and/or concerns.

GAIRLOCH DM LP / 51 VINE AVE. SUITE 203 TORONTO, ON, M6P 1V6 / [INFO@GAIRLOCH.CA](mailto:INFO@GAIRLOCH.CA)

GAIRLOCH.CA

Sincerely,



Fertaa Yieleh-Chireh  
Senior Development Coordinator  
Glaze Dev LP (c/o Gairloch Developments)



## 5. Contractor's Letter regarding test hole for geo-exchange system



ATTN:

Geoff Gibson  
Glaze Dev LP

RE: Test hole criticality for geo-exchange system design at 2-20 Glazebrook Avenue

Dear Mr. Gibson,

As Toronto moves towards necessitating sustainable building design practices to reduce emissions, the use of geo-exchange systems is a cornerstone of achieving the energy and carbon reduction targets set out by both the Toronto Green Standard and latest best engineering practices. Geo-exchange systems are a sustainable alternative to conventional building heating & cooling systems, requiring zero natural gas and significantly less electricity. To properly design and construct the geo-exchange system, completion of a test hole drilling program is essential. The test hole serves two critical functions:

The first is to understand the exact lithology of the site from grade to total depth. Geo-exchange fields extend several hundred feet underground, so routine geotechnical reports are insufficient. By understanding the lithology, drilling tools and techniques can be optimized to ensure efficient production drilling.

The second function is that test hole drilling allows for the ground thermal conductivity, diffusivity, and temperature to be measured. These are critical parameters needed to design the geo-exchange system, as they determine how much heating and cooling the field will be able to provide. The system capacity directly impacts the building mechanical system design as well as several other complimentary systems. Without these measurements, a significant portion of engineering design cannot accurately progress.

To complete test hole drilling, a site with no obstructions is required to accommodate the drill rig and supporting equipment. When sites have buildings or other structures on site requiring demolition, they need to be removed expediently to ensure timely completion of the test hole program for the reasons outlined above. The site at 2-20 Glazebrook Ave in the Leaside neighborhood presently has such obstructions, therefore the approval of a demolition permit for the site is a critical milestone to ensure smooth execution of the test hole program.

Sincerely,

A handwritten signature in cursive script that reads "Scott Jones".

Scott Jones  
SVP, Construction & Development  
Subterra Renewables