

## **Residential Demolition Applications – 221,223, 225, 227, 229 and 231 Finch Avenue West**

**Date:** January 13, 2025  
**To:** North York Community Council  
**From:** Deputy Chief Building Official and Director, Toronto Building, North York District.  
**Wards:** Ward 18

### **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 six single family dwellings at 221, 223, 225, 227, 229 & 231 Finch Avenue West is being referred to North York Community Council to consider as a building permit has not been issued for a replacement building.

North York Community Council may impose conditions, if any, to be attached to the demolition permit.

### **RECOMMENDATIONS**

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The Deputy Chief Building Official and Director, Toronto Building, North York District recommends that North York Community Council City Council give consideration to the demolition applications for 221, 223, 225, 227, 229 & 231 Finch Avenue West Avenue, 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 Nov 14, 2024, Toronto Building received application(s) to demolish six existing detached houses at 221, 223, 225, 227, 229 & 231 Finch Avenue West. This property forms part of an Official Plan Amendment and rezoning application to permit a mixed-use development in the form of an 11-storey mid-rise residential building with ground floor retail fronting Finch Avenue West, with 507 residential units. The owner is currently going through OPA/re-zoning application approval process. A building permit for a replacement building has not been issued.

In a letter dated Nov 15, 2024, the owner of the land, 2845578 Ontario Inc, states the request for the demolition of 221-231 Finch Avenue West is to continue with the development of the lands as per the OPA/re-zoning application. The existing detached houses at 221, 223, 225, 227, 229 & 231 Finch Avenue West are currently vacant and the disconnection of services to the buildings are currently in progress.

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 demolition applications are being referred to the North York Community Council because the buildings proposed to be demolished at 221, 223, 225, 227, 229 & 231 Finch Avenue West are residential, and the applicant has not received a permit to replace the building or to redevelop the site. In such a case, Chapter 363 Article 6 of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

## **CONTACT**

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## **SIGNATURE**

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Anthony Francesca  
Acting Director and Deputy Chief Building Official, Plan Review, Toronto Building

## **ATTACHMENTS**

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Attachment 1 - Site Plan  
Attachment 2 - Google Map  
Attachment 3 - Applicant's letter

Attachment 1 - Site Plan- 221- 231 Finch Avenue West.



Attachment 2 - Google Map- 221-231 Finch Avenue West





Hi,

Selva Panchanatham ([selva.panchanatham@toronto.ca](mailto:selva.panchanatham@toronto.ca))

This is Mingxing Xue, I am the director of 2845578 Ontario inc. Owner of land located at 221, 223, 225, 227, 229, 231 Finch Avenue West.

This is to answer the questions/concerns pointed out in 24 236997 DEM 00 DM Notice.

1. Reason for Demolition

- a. Continuous trespassing by homeless individuals has made it impossible to secure the property. Despite our repeated efforts to board up the building, windows and doors require constant repairs every 2-3 weeks. This has resulted in significant financial and operational strain on the company.
- b. Unauthorized individuals continue to break through construction fences and boards to access the building.
- c. Attached as Figure 1: On October 24, 2024, the situation escalated with an attempt to set fire to the property, posing a serious hazard to neighboring buildings. The fire department, 311, police, and local news reporters were all on-site in response to this dangerous incident. Despite police intervention, the individuals returned the very next day. This issue cannot be resolved by simply involving law enforcement, as the trespassers keep reappearing.
- d. Two years ago, a homeless individual tragically died inside the building.
- e. Both the Building and Fire Departments have strongly urged that the buildings be demolished immediately to prevent further risks.
- f. We are requesting approval to demolish the building and backfill the basement to eliminate the safety hazard and provide a secure environment.

2. The only remaining utility on the property is electricity from Toronto Hydro. Toronto Hydro will not disconnect the power until we obtain a demolition permit.

- a. All other services have been removed.

3. Houses are boarded up and vacant.



4. Proposed Redevelopment as follows:

- a. Application NO.24 200736 NNY 18 OZ. Application for an Official Plan Amendment and Rezoning Application to permit a mixed-use development in the form of an 11-storey mid-rise residential building with ground floor retail fronting Finch Avenue West.
- b. Please refer to Figure 2. For 3D Massing of the proposed building.

Thank you!

A handwritten signature in blue ink, appearing to read 'Mingxing Xue', written over a horizontal line.

Mingxing Xue

2869773 Ontario Inc.

November 15, 2024

Figure 1:





Figure 2.

