

Residential Demolition Application - 17-31 Henning Avenue

Date: March 14, 2025

To: North York Community Council

From: Director and Deputy Chief Building Official, Toronto Building

Wards: Ward 8 (Eglinton - Lawrence)

SUMMARY

This staff report is about a matter for which the North York Community Council has delegated authority to make a final decision.

In accordance with city-wide residential demolition control under the Toronto Municipal Code Chapter 363, under the authority of Section 33 of the Planning Act, the applications for the demolition of the existing semi-detached houses located at 17 and 19, 21 and 23, 25 and 27, 29 and 31 Henning Avenue (application numbers: 24-203055 DEM 00 DM, 24-203065 DEM 00 DM, 24-202429 DEM 00 DM, 24-202440 DEM 00 DM, 24-202446 DEM 00 DM, 24-202453 DEM 00 DM, 25-109894 DEM 00 DM and 25-109863 DEM 00 DM) are being referred to the North York Community Council for consideration to refuse or grant the application, including any conditions, if any, to be attached to the permit application because a building permit application has not been issued for a replacement building.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, recommends that North York Community Council give consideration to the demolition applications and decide to:

1. Refuse the applications to demolish the semi-detached houses at 17 and 19, 21 and 23, 25 and 27, 29 and 31 Henning Avenue because there is no permit application to replace the buildings on the site; or,
2. Approve the applications to demolish the semi-detached houses at 17 and 19, 21 and 23, 25 and 27, 29 and 31 Henning Avenue without any conditions; or

3. Approve the applications to demolish the semi-detached houses at 17 and 19, 21 and 23, 25 and 27, 29 and 31 Henning Avenue 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 629-10, paragraph B and 629-11; and
- d. That any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

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

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On August 22nd and 23rd, 2024, Toronto Building received demolition permit applications to demolish the existing semi-detached houses at 17 and 19, 21 and 23, 25 and 27 Henning Avenue. On January 28th, 2025, Toronto Building received demolition permit applications to demolish the existing semi-detached houses at 29 and 31 Henning Avenue. No replacement building permits have been applied for.

In a letter dated August 26, 2024, the applicant, Madison Group, request the demolition of the semi-detached houses located at 17-27 Henning Avenue. They advise that the properties have been vacated, with all utilities disconnected and have been secured with additional security measures to deter break-ins and unauthorized use. The applicant states that despite their consistent monitoring and preventative measures, they continue to experience frequent break-ins and see evidence of both mischief and illegal activities at these locations.

In a letter dated January 31st, 2025, the applicant, Madison Group, request the demolition of the semi-detached houses located at 29 and 31 Henning. They advise that they these properties are vacant and all City services to the dwellings have been disconnected. They refer to these properties also being subject to vandalism and break-ins.

Within the letter, Madison Group advises that the properties are subject to redevelopment and are located within a future development block as per the Council-adopted settlement for 50-90 Eglinton Avenue West and 17-41 Henning Avenue. They advise that on November 13th, 2024, City Council adopted an approved settlement, that permits two mixed-use residential towers and one residential tower on 50-90 Eglinton Avenue West and 17-41 Henning Avenue.

The applicant is looking for the properties to be demolished promptly to ensure no future impacts to public and community safety.

The application for the demolition of the detached house has been circulated to the Ward Councillor. The existing house is not currently on the list of designated historical buildings.

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

CONTACT

Alex Shemilt
Manager, Plan Review
Toronto Building, Scarborough District
Tel: (416) 395-0464, E-mail: Alex.Shemilt@toronto.ca

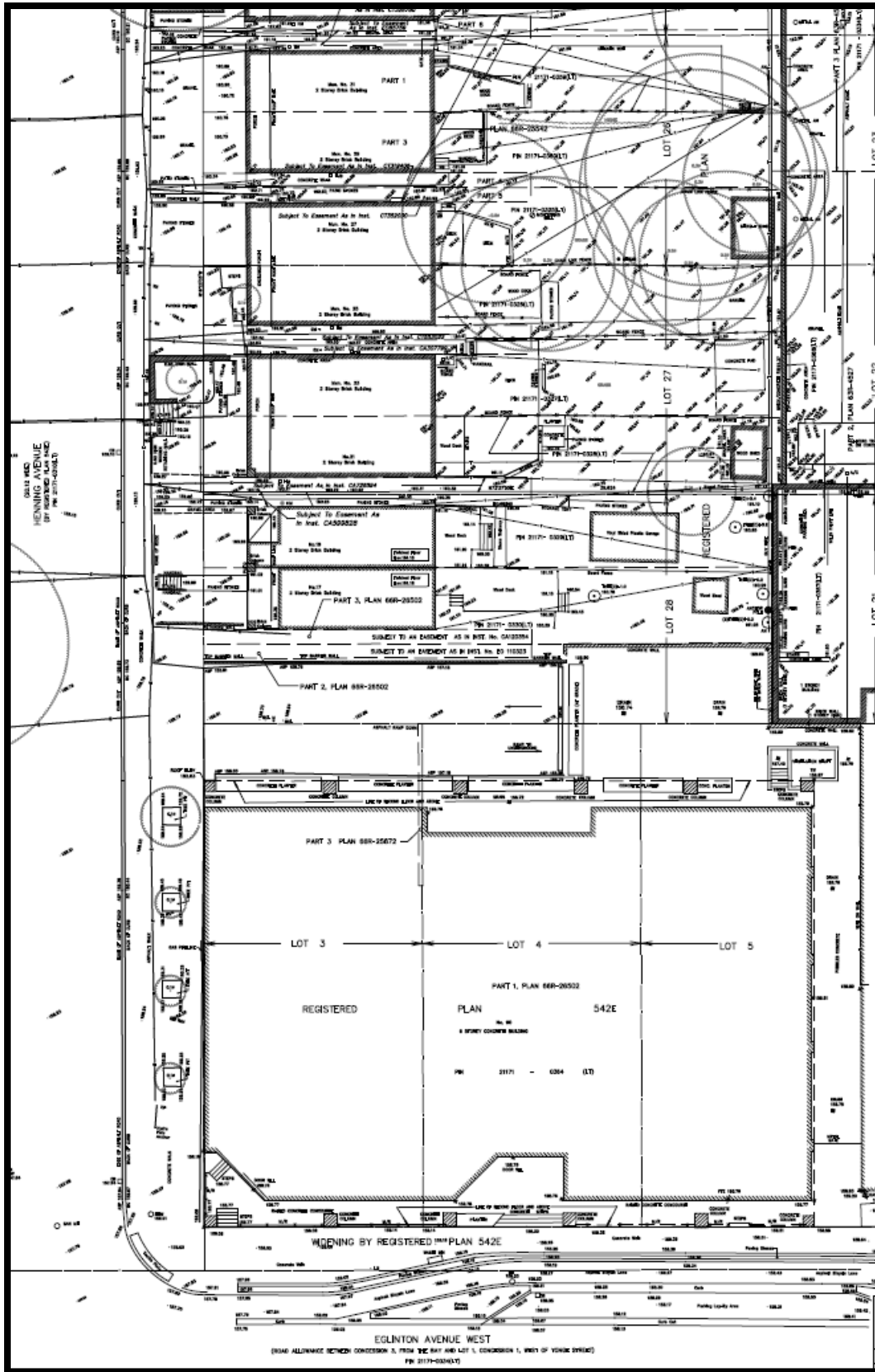
SIGNATURE

Anthony De Francesca
Director and Deputy Chief Building Official (Acting)
Toronto Building

ATTACHMENTS

Attachment 1 - Survey
Attachment 2 - Letter 1 from Applicant - Page 1 of 2
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Attachment 1 - Survey



Madison Group
C/O 2498704 ONTARIO INC., 2498703 ONTARIO INC. &
27 Henning Avenue Limited
369 Rimrock Road
Toronto, ON M3J 3G2
Direct Line: 416 661 4000 x 255
Email: akatbab@madisongroup.ca

MADISON
GROUP

August 26, 2024

To whom it may concerned,

RE: Request for Demolition of Vacant Properties at 17-27 Henning Avenue

On behalf of 2498704 ONTARIO INC., the owner of 17 Henning Ave, 2498703 ONTARIO INC., the owner of 19 Henning Ave, and 27 Henning Avenue Limited, the owner of 21-27 Henning Ave, I am writing to request the demolition of the semi-detached houses located at 17-27 Henning Ave. These properties have been vacated, with all utilities disconnected and have been secured with additional security measures to deter break-ins and unauthorized use. Despite our consistent monitoring and preventive measures, we continue to experience frequent break-ins and evidence of both mischief and illegal activities at these locations.

As the colder seasons approach, we are increasingly concerned that the current pattern of break-ins and unauthorized activities may escalate, posing potential safety risks to the community. To proactively address these concerns and prevent any future public safety issues, we believe that demolishing these properties is a necessary step.

The properties in question are associated with two distinct development projects:

- **17 & 19 Henning Avenue:**

These properties are part of the development site municipally known as 50, 60, and 90 Eglinton Avenue West & 17-19 Henning Avenue. The site was previously approved for development under site-specific By-law 1263-2022 (OLT). A new application was submitted for this site on January 05, 2024, under Application No. 20 126681 NNY 08 SA, and another on April 25, 2024, to adjust the height of the project under Application No. 24 135591 NNY 08 OZ. This application is currently under appeal due to recent changes in provincial regulations. We are actively working with City Staff to resolve this issue.

- **21-27 Henning Avenue:**

These properties are included in the development application municipally known as 21-35 Henning Avenue.

This site is currently under review with the City of Toronto under application #23 176474 NNY 08 OZ and #23 179321 NNY 08 SA that were submitted on July 25, 2023. This application is under appeal due to changes in provincial regulations, however we are collaborating with City Staff to reach a resolution.



Thank you for your review of our application, please do not hesitate to reach out to the undersigned if you have any questions. We look forward to receiving the demolition permit in advance of the cold weather.

Sincerely,

Afsoon Katbab

Afsoon Katbab
Madison Group
Project Director

Cc: Kevin McKeown, 2498704 ONTARIO INC., 2498703 ONTARIO INC. & 27 Henning Avenue Limited

Madison Group
C/O 27 Henning Avenue Limited
369 Rimrock Road
Toronto, ON M3J 3G2
Direct Line: 416 661 4000

MADISON
GROUP

January 31, 2025

Toronto Building – North York District
North York Civic Centre
5100 Yonge St, 1st fl.
Toronto, Ontario
M2N 5V7

Attention: Gabriela Vitta, Application Examiner

**Re: Residential Demolition Permit (without Replacement Building)
31 Henning Avenue, Toronto**

**Related City File Nos: 24 135591 NNY 08 OZ, 23 176474 NNY 08 OZ &
20 126681 NNY 08 SA**

On behalf of 27 Henning Avenue limited (the “Owner”), we are submitting a Residential Demolition Permit Application for the lands municipally known as 31 Henning Avenue (the “Property”) in the City of Toronto.

We understand that Section 363-6.3 of the Municipal code prohibits the demolition of a residential property without a replacement building permit, however, the Property is subject to redevelopment and is located within a future development block as per the Council-adopted settlement for 50-90 Eglinton Avenue West and 17-41 Henning Avenue (the “Approved Settlement”).

As a matter of background, City Council adopted the Approved Settlement on November 13th, 2024, that permits two (2) mixed-use residential towers and one (1) residential tower on 50-90 Eglinton Avenue West and 17-41 Henning Avenue, which includes the Property.

The Property is currently vacant, and all City services provided to the dwelling have been disconnected. The vacant home has been subject to vandalism and break-ins with the rear yard being utilized for illegal and illicit activities. It is important that the Property be demolished promptly to ensure no future impacts to public and community safety.

Madison Group
C/O 27 Henning Avenue Limited
369 Rimrock Road
Toronto, ON M3J 3G2
Direct Line: 416 661 4000

MADISON
GROUP

We trust that the above information provides satisfactory justification for the issuance of the demolition permit for the Property.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



Josh Zagdanski
Vice President of High Rise