

Residential Demolition Applications – 2810,2812,2814 and 2816 Bayview Avenue

Date: August 29, 2025
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building, North York District.
Wards: Ward 18

SUMMARY

This staff report is about a matter that shall be referred to City Council for consideration and final decision in respect of the former municipality of North York and is subject to Zoning By-law No. 7625, as amended.

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, I refer the following application for the four demolition (s) of existing detached houses located at 2810/2812/2814 & 2816 Bayview Avenue (Application No: 25-205150 DEM, 25-205192 DEM, 25-205292 DEM and 25-205312 DEM) are submitted to North York Community Council for consideration and to decide whether to grant or refuse the applications(s), including any conditions, to be attached to the permit applications.

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

RECOMMENDATIONS

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 2810-2816 Bayview Avenue, and decide to:

- 1) Refuse the applications to demolish the subject residential buildings at 2810-2816 Bayview Avenue because there is no building permit for a replacement building on the site at this time: or,

- 2) Approve the applications to demolish the subject residential building at 2810-2816

Bayview Avenue, without any further condition(s), or,

3) Approve the application to demolish the vacant detached house at 2810-2816 Bayview Avenue with the following conditions, that in the opinion of North York Community Council is reasonable, having regard to the nature of the residential properties being demolished.

- 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 26, 2025, Toronto Building received applications to demolish four existing detached houses at 2810-2816 Bayview Avenue. This property forms part of an Official Plan Amendment and rezoning applications to permit a development in the form of a 42-storey high-rise residential building providing a total of 477 rental residential units. The owner is currently going through the OPA/re-zoning application approval process. A building permit for a replacement building has not been issued.

In a letter dated Aug 26, 2025, the owner of the land, A-O Bayview Inc, states the request for the demolition of 2810-2816 Bayview Avenue is to continue with the development of the lands as per the OPA/re-zoning application. The existing detached houses at 2810-2816 Bayview Avenue currently contain two single family detached buildings that are vacant and two single family detached buildings that have been served with N13 notices. The disconnection of services to the buildings are currently in progress.

The application for the demolition(s) of the detached houses have been circulated to the Ward Councillor. The existing houses are not currently on the list of designated historical buildings.

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

In support of the request for demolition(s), a justification letter has been supplied by the Owner is attached here as attachment 3.

These applications for demolition of the residential buildings are being referred to North York Community Council because contains residential buildings that is 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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SIGNATURE

Anthony Francesca
Deputy Chief Building Official and Director, Toronto Building, North York District

ATTACHMENTS

Attachment 1 – Google map & Site Plan
Attachment 2 – Photos
Attachment 3 - Applicant's letter

Attachment 2 - Photos-2810 Bayview Ave.



2812 Bayview Ave:



Attachment 2 - Photos

2814 Bayview Ave



2816 Bayview Ave



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August 26, 2025

ELECTRONIC SUBMISSION

Selva Panchanatham
Manager, Plan Review
Toronto Building

Cc: Anthony De Francesca

**RE: 2810, 2812, 2814, and 2816 Bayview Avenue – Demolition Permit Applications
25 205150 DEM 00 DM, 25 205192 DEM 00 DM,
25 205292 DEM 00 DM, 25 205312 DEM 00 DM Respectively.**

Dear Mr. Panchanatham,

A-O Bayview Inc. is submitting this letter in support of a residential demolition permit application for 2810, 2812, 2814, and 2816 Bayview Avenue (the "Site"), which currently consists of four existing detached dwellings. The Site is subject to a redevelopment proposal that delivers 477 new housing units (anticipated to be purpose-built rental) to an area well-served by existing higher-order transit and aligns with broader municipal and provincial policy objectives for intensification. The proposal features a geothermal system for the heating and cooling of the building and over 40% of the units are two- and three-bedrooms.

On March 31, 2025, the City of Toronto adopted Official Plan Amendment 798 (By-law 203-2025) and By-law 202-2025 (the "rezoning") to permit the redevelopment of the Site, and on June 17, 2025, a Site Plan Control ("SPA") application (25 180089 NNY 18 SA) was submitted based on the approved rezoning. The application was deemed complete on July 24, 2025.

As the SPA process continues to advance, A-O Bayview Inc. is preparing the site work needed to begin shoring and excavation in Q2 2026, including the installation of the geothermal borefield. The installation of the borefield is on the critical path for construction and requires the entirety of the Site to be cleared in a timely manner to allow for drill rigs to mobilize and complete the drilling work in advance of shoring and excavation works, and permitting for the same. As such, the project may be materially delayed should demolition permits not be secured in a timely manner.

The demolition work will be conducted in compliance with Municipal Code Chapter 417 on Dust Control and Mitigation. The Dust Control and Mitigation measures implemented during the demolition work have been outlined in the Dust Control and Mitigation Plan which was submitted as a supporting document for the Demolition Permit Application.

Following demolition, the site will be safely graded and enclosed with secure fencing along the property boundary to protect pedestrians. This fencing will remain in place prior to and throughout the geothermal works.

Attachment 3 - Applicant's Letter

2

All tenants occupying the existing homes will be vacating by the end of this year. All tenants were aware that the Site was intended for redevelopment prior to entering into their leases. City SIPA Housing staff have also been part of the preparation for demolition and are satisfied that City requirements have been addressed.

We have discussed the demolition application with the local Councillor (Lily Cheng) as well as City staff at Community Planning and SIPA Housing and have confirmed that are satisfied with our approach to advancing demolition.

Please do not hesitate to contact the undersigned should you have any questions.

Yours truly,

L. D. Payne

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