

## **Residential Demolition Application – 272-276, 278 Finch Avenue East, 48 Winlock Park and 4 Manorcrest Drive**

**Date:** August 29, 2025

**To:** North York Community Council

**From:** Director and Deputy Chief Building Official, Toronto Building

**Wards:** Ward 18 Willowdale

### **SUMMARY**

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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 application for the demolition of an existing 1-storey detached dwelling located at 272-276 Finch Avenue East (Application Number 25 182163 DEM 00 DM), an existing 1-storey detached dwelling located at 278 Finch Avenue East (Application Number 25 182132 DEM 00 DM), an existing 2-storey detached dwelling located at 48 Winlock Park (Application Number 25 182178 DEM), and an existing 1-storey detached dwelling located at 4 Manorcrest Drive (Application Number 25 182193 DEM) are being referred to the North York Community Council for consideration to refuse or to grant the applications, including any conditions to be attached to the demolition permit applications, because the buildings proposed to be demolished are residential buildings and there are no replacement building permits to be issued at this time.

### **RECOMMENDATIONS**

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The Director and Deputy Chief Building Official recommends that the North York Community Council consider the demolition permit applications for 272-276 Finch Avenue East, 278 Finch Avenue East, 48 Winlock Park and 4 Manorcrest Drive and decide to:

1. Refuse the applications to demolish the existing detached dwellings, each containing one residential unit, because a building permit application for a replacement building has not been issued; or
2. Approve the application to demolish the existing single detached dwellings, each containing one residential unit, without conditions; or
3. Approve the application to demolish the existing single detached dwellings, each containing one residential unit, 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**

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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 City Council or Community Council decision history for these properties.

## **COMMENTS**

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On June 23, 2025 applications for the demolition of the detached dwellings located at 272-276 Finch Avenue East, 278 Finch Avenue East, 48 Winlock Park and 4 Manorcrest Drive were submitted. As the replacement building permits for the site have not been submitted, a letter dated July 21st, 2025 was submitted by the Owner requesting the release of the demolition permits. The letter cites safety, maintenance and community concerns as the reasons that the demolition permits should be released. The concerns are due to squatting, illegal parking and dumping of waste, which have also become concerns for the members of the community.

A recent site inspection from a Toronto Building Inspector has noted that the buildings do not present any structural safety concerns, confirm that the buildings are not occupied and that the sites are fenced and secured. The sites are intended for construction of two blocks of three storey townhomes (Application Number 18 189934 NNY 24 SA). The Owner has noted in their letter that they are not prepared to

commence construction at this time and would backfill and grade the sites if demolition were permitted to proceed.

The existing buildings are not currently on the list of designated historical buildings.

The lands are not within a Toronto and Region Conservation Authority regulated area.

## **CONTACT**

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Joshua Amorim, Manager, Plan Review  
Telephone: (416)394-8955; Email: Joshua.Amorim@toronto.ca

## **SIGNATURE**

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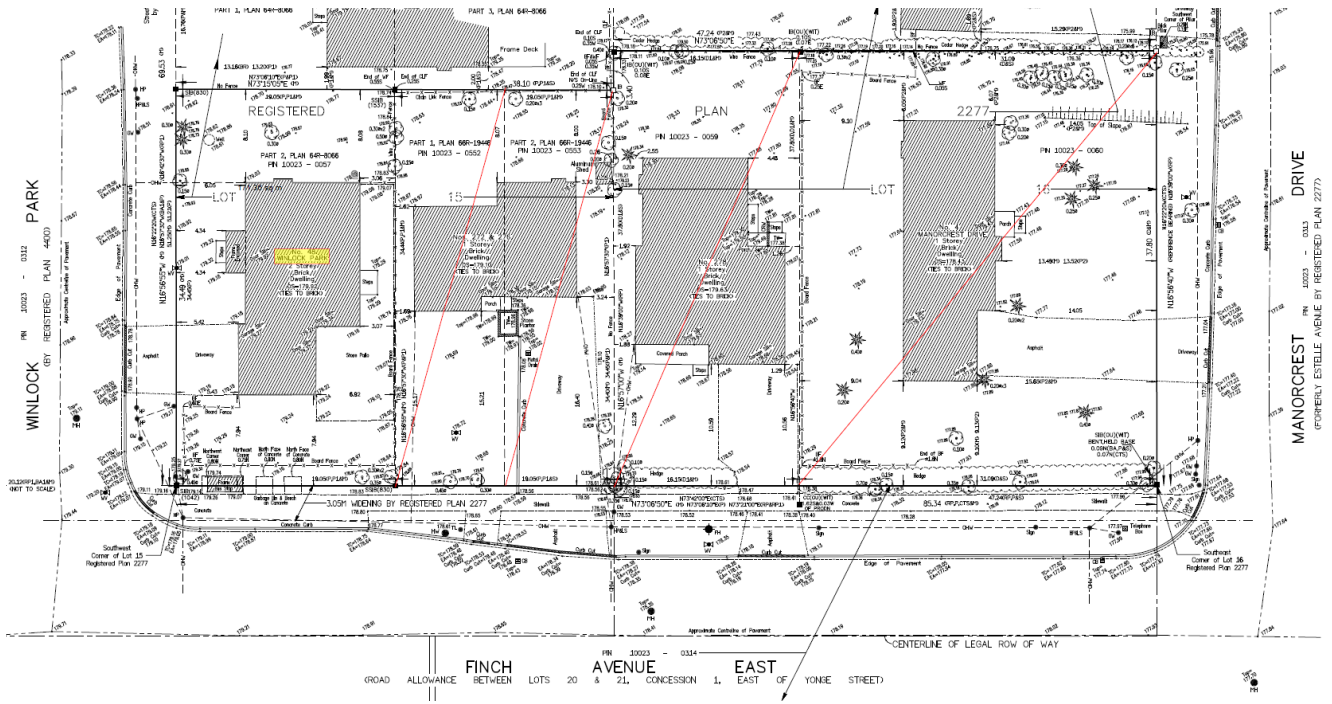
Anthony De Francesca  
Deputy Chief Building Official and Director  
Toronto Building

## **ATTACHMENTS**

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1. Survey
2. Letter from Owner
3. Site Photos

# Attachment 1. Survey



## Attachment 2: Letter from Owner

July 21st 2025

**Metroview Developments (Winlock) Inc.**  
5690 Steeles Ave. W, Suite 300 Vaughan,  
ON (905) 747-5161

City of Toronto - City Control Demolition  
permits  
2 Civic Centre Court, Toronto, Ontario,  
M9C 5A3

### Request for Demolition and Backfilling of Vacant Houses – Ongoing Concerns

To Whom It May Concern,

We are writing to formally request consideration under the City-Controlled Demolition By-law for the demolition and backfilling of the existing vacant Houses located at [272-278 Finch Ave E, 48 Winlock Park and 4 Manorcrest Dr]. It is important to note that we do not intend to proceed with new construction at this time; our immediate goal is to demolish the buildings and restore the land to grade in order to address several ongoing safety, maintenance, and community concerns.

All utility services to these properties—including water, hydro, and gas—were safely disconnected in 2021.

Over time, these vacant houses have become a serious liability due to the following:

- Squatting and Unauthorized Entry: The abandoned condition of the homes has attracted trespassers, police is being involved on several occasions posing safety and security risks to the community.
- Homeless Encampments: These houses are increasingly at risk of becoming occupied unlawfully, which introduces further hazards and potential liabilities.
- Illegal Parking and Dumping: The lots are being misused for unauthorized parking and disposal of waste.
- Basement Flooding: The structures are experiencing water accumulation in basements due to inactivity, causing deterioration and environmental risk. In fact, the City of Toronto has already had to respond to address this flooding, and we have had to engage contractors to remove standing water on multiple occasions.

Furthermore, we have begun receiving complaints from adjacent residents regarding safety, unsightliness, and potential impacts on property values.

We believe that proceeding with the demolition and backfilling of the properties is the most responsible course of action, both from a public safety and property maintenance perspective. Restoring the land to grade will also help prevent further environmental damage, trespassing, and unlawful use of the lots.

We respectfully request the City's understanding and approval to move forward with this work under the current demolition permit request, in accordance with all by-law requirements. We remain available to provide any additional documentation or clarification you may require.

Thank you for your attention and support on this matter

Best Regards,



Dalvir Passi, Vice President (Land Development)  
Metroview Developments (Winlock) Inc.  
Dalvir@metroview.com  
905-747-5161 Ext 154

5690 STEELES AVENUE WEST, SUITE 300, VAUGHAN, ONTARIO L4L 9T4  
T. 905.747.5161 METROVIEW.CA

Attachment 3: Site Photos from City Inspector

4 Manorcrest Dr (rear)



4 Manorcrest Dr (front)



48 Winlock Park (front)



48 Winlock Park (front)



272-276 Finch Avenue East (front)



272-276 Finch Avenue East (side)



278 Finch Avenue East (front)



278 Finch Avenue East (side)

