

Residential Demolition Application – 237 Glenview Avenue

Date: August 19, 2025

To: North York Community Council

From: Deputy Chief Building Official and Director, North York District

Wards: Ward 08 (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 Section 33 of the Planning Act and the City of Toronto Municipal Code, Ch. 363, Article 6 "Demolition Control," the application for the demolition of an existing two storey single detached house at 237 Glenview Avenue (Application No. 25 181632 DEM 00 DM) is being referred to the North York Community Council for consideration because Toronto Building has received objection letters from the community with concerns regarding the building design and proposed construction activities.

RECOMMENDATIONS

The Deputy Chief Building Official and Director, North York District recommends that the North York Community Council give consideration to the demolition application for 237 Glenview Avenue, and decide to:

1. Approve the application to demolish the two-storey single detached house at 237 Glenview Avenue without any conditions; or
2. Approve the application to demolish the two-storey single detached house at 237 Glenview Avenue with the following conditions:
 - a) That construction fences be erected in accordance with the provisions of the Toronto 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 site and that the site be maintained free from 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On June 23, 2025, an application was submitted by the applicant to demolish the existing two storey single detached house at 237 Glenview Avenue.

In support of the application for demolition, the applicant also applied for a replacement building permit which is currently under review for a proposed three storey detached duplex dwelling (Application No. 25 181639 BLD 00 NH).

Toronto Building received four objection letters dated July 20th and July 21st, 2025, outlining the concerns of issuing a demolition permit for the existing two storey single detached house.

The concerns relate to aspects of the design of the proposed new house and construction logistics and methodology related to the proximity to neighbouring buildings.

The proposal is required to comply with the Building Code Act, Building Code, and any Applicable Law. This is confirmed through the building permit review process.

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

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

CONTACT

Brandon Cipolletta, Manager, Plan Review, Toronto Building, North York District. T
(416) 392-7632 E-mail: Brandon.Cipolletta@toronto.ca

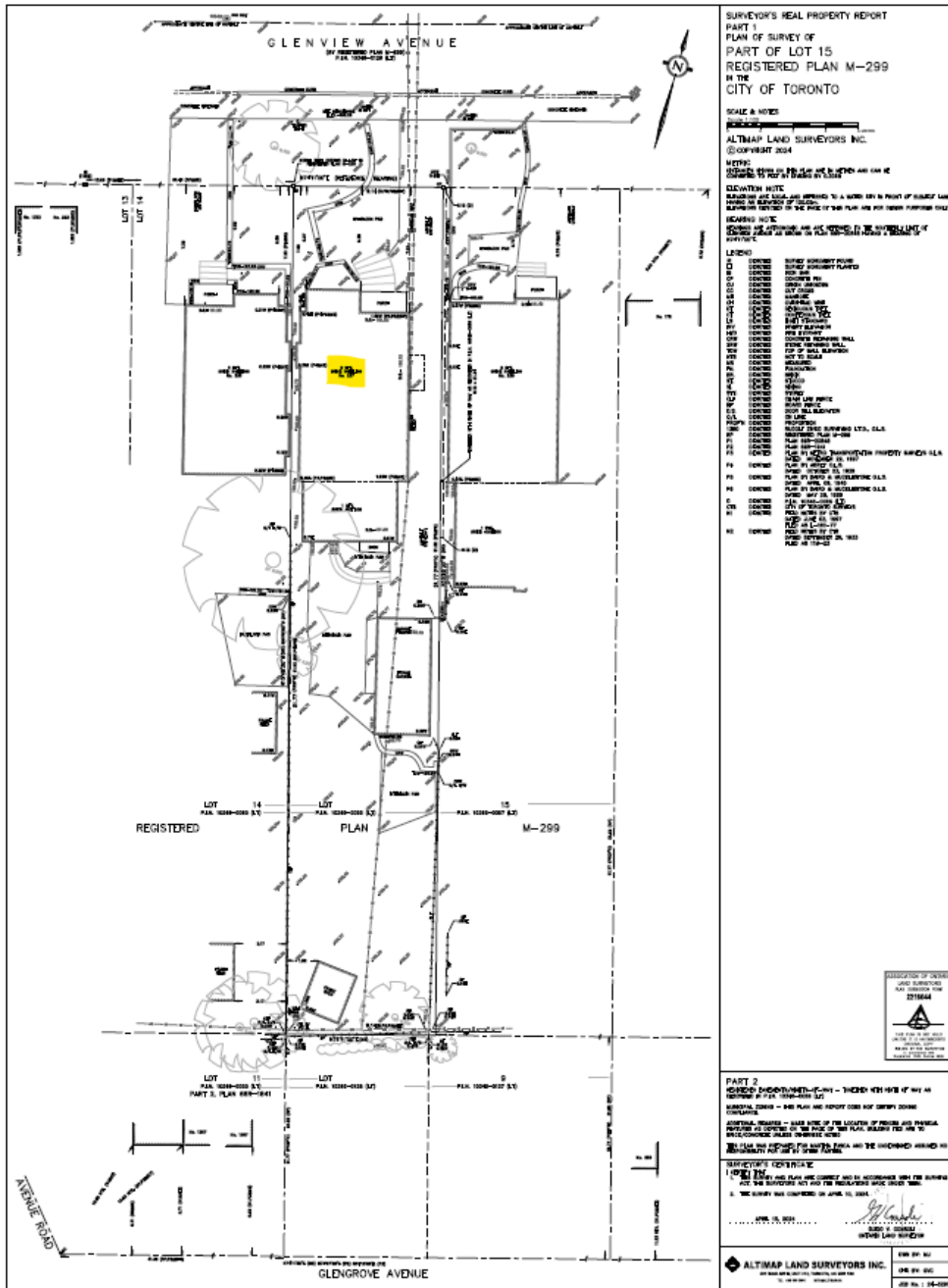
SIGNATURE

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

ATTACHMENTS

1. Survey
2. Objection Letter
3. Objection Letter
4. Objection Letter
5. Objection Letter

Attachment 1: Survey



Attachment 2: Objection Letter

From
Sent: July 21, 2025 10:54 AM
To: Toronto Building Inquiries <bldinquiries@toronto.ca>;
Subject: [External Sender] Application # 2518163200DM

Dear Toronto Building Staff,

I would like to strongly oppose the proposed demolition of 237 Glenview Avenue, Toronto.

1) Heritage and Preservation Value

This house is an original construction on our street, dating back to the 1940s. It features leaded glass windows, a craftsman architectural-style front porch wood support detail, brick quoin corners on the upper facade, and a Mock Tudor detail under the roof. This structure is an integral part of the architectural fabric of our entire street given that its scale, scope and style is mirrored by neighbors adjacent and across from it, throughout Glenview Avenue - not to mention the entire community.

I applied for a Heritage designation for this house and was denied. But what exactly is the value in a preservation policy that has been attacked and weakened, and whose resources are overwhelmed, deliberately, so as to obliterate the potential of helping in cases like this? This is yet another area where all Torontonians should take issue with provincial policies coming from on high, that degrade our right at the local level, to have control over our own neighborhoods and quality of life.

2) Environmental Degradation

The demolition of this house is inextricable from the intended construction of an aggressively, overscaled new dwelling. I urge Toronto Building staff to recognize that in this case, the two go hand in hand. The applicant's first variance request was voted down at Community Council.

The original architects and planners of our street designed, with this house and all its neighbors - an intelligent, holistic balance of interests when it came to the myriad of issues of people living in close proximity. The mostly even scope and scale of houses like 237 Glenview, means that residents have comparable enjoyment of their back and front yards without being overwhelmed by the house next door, including privacy (otherwise degraded by new constructions such as proposed.) Likewise, the balance of permeable front and back lawns means that throughout all of Toronto's seasons with its many storms, water and drainage issues for the existing houses are manageable.

Topographically, there is a two- or three-lot wide basin, the lowest depression of the entire street, starting at the backyard of : and running east. This area has flooded in the summer, with a 1 foot-high "lake" covering a good portion of the two to three backyards. Therefore, despite our city's environmental stance against increasing impermeable paved area with so little care or concern, the new residential construction at 237 Glenview will inevitably be one more small piece, contributing to neighbors' flood and runoff issues, dumping the issue on our plates, so to speak. The persistence of the applicant in maximizing the proposed new house's depth and height, and reduced setback, degrades existing adjacent neighbors' privacy, and sets a terrible precedent for the future of our street.

3) Neighbour Impact / Property Values

During months of conversation between the 237 Glenview new owner / applicant and neighbors, it was abundantly clear that there is no actual family, couple or person intending to move into the new potential dwelling. The owner, who already resides in a single-family house in Toronto, has no intention of moving. Neighbors met and spoke with his architect on numerous occasions, where it became immediately clear that the underlying directive was to design an utterly generic house, with a set of market-driven features to maximally exploit a very restrictive, tight lot. Therefore, a "flip" without any family interest driving this project.

Note, this applicant and architect could have easily made alterations, an expansion, or modernizations to this house as a renovation, without losing its valuable qualities. Such has been the case for a myriad of others on our street - why should neighbors' monetary investments in their own houses, be devalued by an applicant who does not even live here? How is it a reasonable Toronto or provincial policy to order demolitions from afar, by those without any stake in the community?

I find it extremely disappointing that our street and community, which continues to attract families here, to live and raise children given the four schools from kindergarten through Grade 12, continually must battle the bids to exploit our street. At least two new, young families on Glenview Avenue have moved immediately into original houses like 237 Glenview, illustrating the absolutely gratuitous, money-driven basis of the planned demolition and proposed new construction.

Our habit of knocking down perfectly functional historic houses and buildings is morally abhorrent and does not bode well for our future. Please deny this demolition permit, as one small stand against the continuing degradation of our city.

Sincerely,

Attachment: 237 Glenview Avenue

Attachment 3: Objection Letter

From:
Sent: July 21, 2025 11:52 AM
To: Toronto Building Inquiries <bldinquiries@toronto.ca>
Subject: [External Sender] Re: (applic # 2518163200DM)

Regarding 237 Glenview Avenue. I just yesterday heard from a neighbour about this request to demolish a single family home and replace it with a 3-story duplex. There is a history to this property development, and much suspicion that the owners are not disclosing what the actual plan is. It is hard to object to a demolition when nothing regarding a plan for what will replace it is provided, at least as far as we can discern. A plan was provided last fall, and the COA rejected it as a massive overbuild for the lot, its negative impact on adjoining properties, and not in keeping with the architectural character of the street. We don't understand how this application is in keeping with what the COA rejected before. And why neighbours were not informed of this in time to submit an objection.

The fact that we just heard about the demolition yesterday, and objections need to be submitted today is disheartening given the number of people who objected last fall and the fact that this is prime vacation season for many who are out of town and possibly unaware of the resurrection of this bid. The new build was rejected by the COA, and now there is a request that, to the best of our knowledge, has not been accompanied by a revised plan for what is to be built. The previous plan that was rejected was for a massive single-family home, and now it's a duplex, on a street of single family homes. A duplex is a new precedent. How does this change any of the disputes that were submitted last fall? Again, we feel there might be deception at work, and truth seems to be a rare commodity here.

"I believe that appreciation is a holy thing. When we look for what's best in a person we happen to be with at the moment, we're doing what God does all the time. So in loving and appreciating our neighbor, we're participating in something sacred." Mister Rogers

Attachment 4: Objection Letter

From:

Sent: July 21, 2025 10:49 AM

To: Toronto Building Inquiries <bldinquiries@toronto.ca>

Cc:

Subject: [External Sender] Objection to Proposed Demolition - 237 Glenview Ave (25 181632 DEM 00 DM)

Good morning,

I'm writing to object to the proposed demolition of 237 Glenview Ave.

I am a resident on the street and was surprised to see a notice of demolition posted on the property. The owner of the property in question submitted an application for a building permit that was rejected by the Committee of Adjustments back in March of this year. To my knowledge, a new plan has not been approved.

I am concerned that the application for demolition of the property will be granted before the new building permit application has been reviewed by interested members of the public and received all necessary approvals from the City. If there are any issues with the proposed plan, the lot will sit vacant indefinitely. There are other examples of this in the neighbourhood and the sites are often unsightly and become a habitat for unwanted pests such as rats.

I am also concerned that a premature demolition is being used as a strategy to pressure neighbours into accepting a new building plan with variances that exceed what is appropriate for the land in question and the neighbourhood in general.

Thank you for your time and consideration.

Attachment 5: Objection Letter

From:
Sent: July 21, 2025 10:50 AM
To: talktobuilding; Toronto Building Inquiries; biuldinquiries@toronto.ca
Cc: ; Paul Dhir; anthony.defrances.ca@toronto.ca
Subject: [External Sender] Re: Application Number: 25 181632 DEM00 DM 237 Glenview Avenue

Additionally I would like to highlight the fact the plan for a new structure appears to mirror what the COA has already reviewed and denied at a hearing on March 6. (a 3 story structure with an integrated garage). The city and the neighbours have already had to shoulder significant costs in order to review the initial plan. It does not seem to make sense that the proposed plan contains the same elements that were already denied.

I have copied 3 additional people in my effort to ensure this objection gets to the right place.

Thank you.

Sent from my iPhone

On Jul 20, 2025, at 9:32 PM, wrote:

I was not sure which email to use hence 3 different email addresses.

To

- Director and Deputy Chief Building Official
- Toronto Building North York District
- 5100 Yonge Street
- Toronto, ON, M2N 5V7

I am writing regarding the current application for demolition of the above property. We own the property of 237.

We do have concerns the demolition could create foundation issues for us given the proximity of the planned demolition to our home. The notice for the demolition location only went up July 15 giving us one week to respond. This is insufficient time for us to investigate whether there is potential risk to our property. We are asking for a deferral of



the decision on the demolition application in order that we have enough time to determine potential impact to our home.