

Residential Demolition Application – 38 Holmes Ave

Date: November 10, 2025
To: North York Community Council
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward 18 (Willowdale)

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 one detached house with a single dwelling unit at 38 Holmes Ave is 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 has not been issued for a replacement building. There are no building permit applications to replace the residential building.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, North York District recommends that the North York Community Council give consideration to the demolition application for 38 Holmes Ave, and decide to:

1. Refuse the application to demolish the one detached house with single dwelling unit at 38 Holmes Ave because there is no permit to replace the building on the site at this time
2. Approve the application to demolish the one detached house with single dwelling unit at 38 Holmes Ave without any conditions; or
3. Approve the application to demolish the one detached house with single dwelling unit at 38 Holmes Ave with the following conditions:

- a) That construction fences 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 that the site 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On October 17, 2025, an application was submitted by the applicant to demolish one detached house with a single dwelling unit at 38 Holmes Ave. There are no building permit applications to replace the existing residential buildings.

In the letter dated November 3, 2025, the City of Toronto has expressed its intent to demolish the two-storey detached house for the purpose of developing the property as parkland. The demolition and base park are part of the Council-approved 2025-2034 Parks and Recreation 10-year Capital Budget and Plan.

The property was acquired by the City for park purposes on November 5, 2024 and the building is currently unoccupied. The letter specifies that an Environmental Site Assessment was completed in July 2024 and potential environmental concerns were not identified. A Designated Substance Survey was completed in January 2025 which identified hazardous building materials which will be managed in accordance with applicable guidelines and regulations.

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

This application 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

Brandon Cipolletta, Manager, Plan Review, Development & Growth Services
T (416) 392-7632 E-mail: brandon.cipolletta@toronto.ca

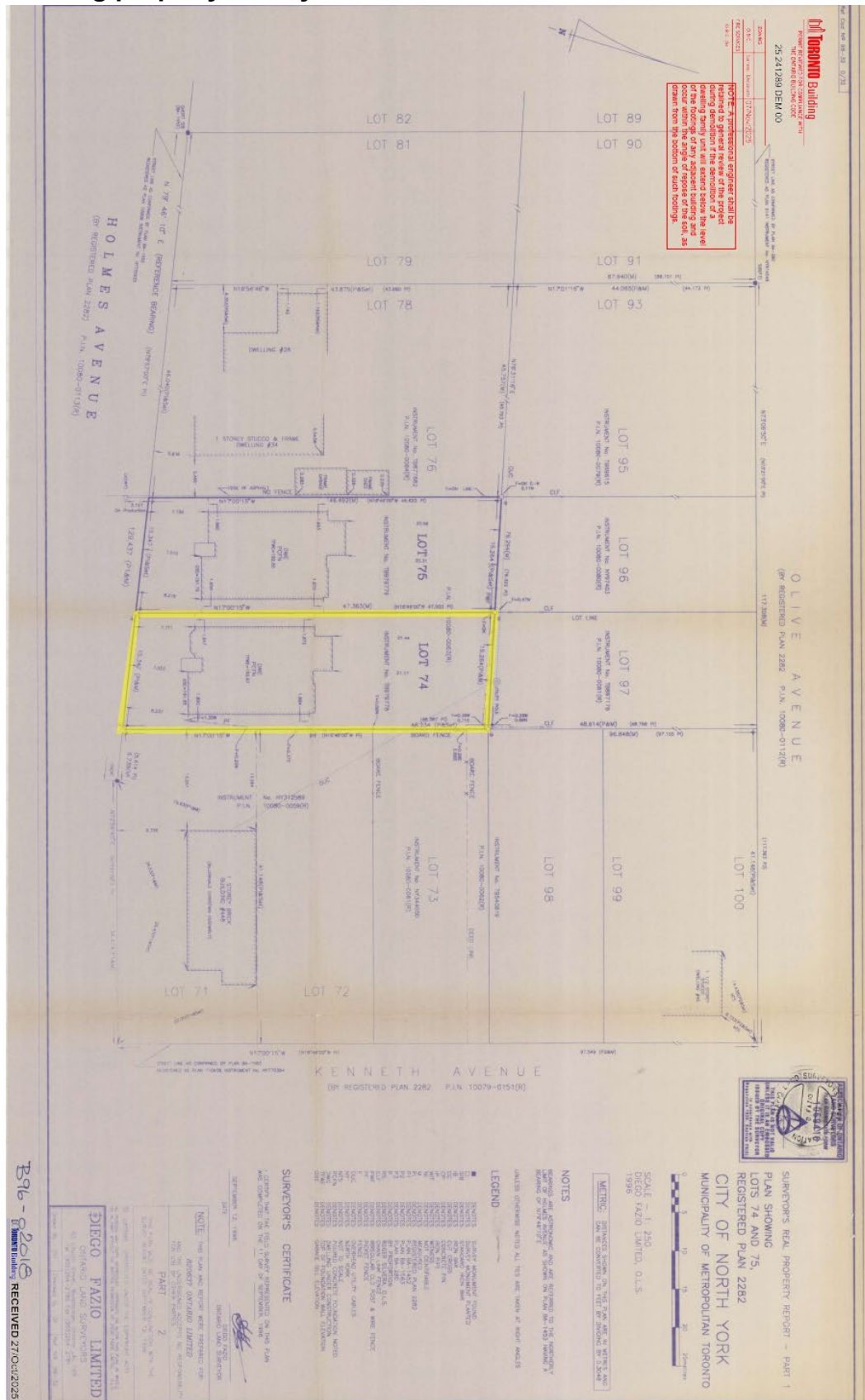
SIGNATURE

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

ATTACHMENTS

1. Existing property survey
2. Memo from Parks and Recreation, City of Toronto

1. Existing property survey



2. Memo from Parks and Recreation, City of Toronto



Memorandum

Parks & Recreation
Terry Ricketts, General Manager

Parks Planning & Strategic Initiatives
Parkland Acquisitions
24th Floor, Metro Hall
Toronto, ON M5V 3C6

Suzanne Coultres
Manager, Parkland Acquisitions
T: 416-397-4452
e: Suzanne.coultres@toronto.ca

3 November 2025

To: Cristian Lukaszuk
Senior Project Manager, Capital Projects
Parks Development and Capital Projects, Parks and Recreation

Re: Demolition of 38 Holmes Avenue for Park Development
Ward 18 - Willowdale

Dear Mr. Lukaszuk,

This memo requests that Parks & Recreation - Capital Projects, Design & Delivery apply for a demolition permit to demolish the existing two-storey detached house at 38 Holmes Ave for the purpose of developing the property as parkland. The site will be incorporated into the future 36 Holmes Avenue Park. A replacement building is not being proposed due to the planned conversion to parkland. The building contains one dwelling unit which has been vacant since prior to City acquisition.

The property was acquired for park purposes on January 18, 2024. The City has had possession of the property since this date. Funding for demolition and base park is part of the Council-approved 2025-2034 Parks and Recreation 10-year Capital Budget and Plan. After demolition, the property would remain sodded, possibly with a bench, with above base park improvements to follow.

A Phase I Environmental Site Assessment (ESA) was completed in October 2023 and potential environmental concerns were not identified. A Designated Substance Survey was completed in March 2024 which identified hazardous building materials including asbestos, lead, mould, mercury, and silica. The materials will be managed in accordance with applicable guidelines and regulations. Copies of all environmental reports are attached.

Please contact me at 416-397-4452 or suzanne.coultres@toronto.ca if you require additional information.

Sincerely,

A handwritten signature in black ink that reads "Suzanne Coultres".

Suzanne Coultres,
Manager, Parkland Acquisitions
Parks & Recreation