

## **Residential Demolition Applications at 1913-1915, 1919-1923 Yonge Street and 17 and 21 Millwood Road**

**Date:** October 2, 2025

**To:** Toronto and East York Community Council

**From:** Deputy Chief Building Official and Director, Toronto and East York District

**Wards:** Ward 12 (Toronto-St. Paul)

### **SUMMARY**

---

This staff report is regarding a matter for which the Toronto and East 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 applications for the demolition of the existing two storey mixed use buildings, containing ground floor retail and second floor residential unit at 1913, 1915, 1919, 1921 and 1923 Yonge Street, and the detached houses at 17 and 21 Millwood Road (Application Nos. 25 224482 BLD 00 BA, 25 183021 DEM 00 DM, 25 182966 DEM 00 DM, 25 183095 DEM 00 DM, 25 183111 DEM 00 DM, 23 186046 DEM 00 DM, and 23 186061 DEM 00 DM) are being referred to the Toronto and East York Community Council for consideration because Toronto Building received a request letter from the owner to demolish these buildings prior to the issuance of a replacement building permit.

### **RECOMMENDATIONS**

---

The Deputy Chief Building Official and Director, Toronto and East York District recommends that the Toronto and East York Community Council consider the applications for demolition at 1913, 1915, 1919, 1921, 1923 Yonge Street and 17 and 21 Millwood Road and decide to:

1. Refuse the applications to demolish the existing two storey mixed use buildings at 1913, 1915, 1919, 1921 and 1923 Yonge Street, and the detached houses at 17 and 21 Millwood Road because there is no permit to replace the buildings on the site; or
2. Approve the applications to demolish the existing two storey mixed use buildings at 1913, 1915, 1919, 1921 and 1923 Yonge Street, and the detached houses at 17 and 21 Millwood Road without any conditions; or

3. Approve the applications to demolish the existing two storey mixed use buildings at 1913, 1915, 1919, 1921 and 1923 Yonge Street, and the detached houses at 17 and 21 Millwood Road 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**

---

In July 2022, City Council adopted item CC47.47 - Alterations to a Designated Heritage Property at 1913 Yonge Street and Authority to Enter into a Heritage Easement Agreement.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.CC47.47>

## **COMMENTS**

---

On June 24, 2025, applications were submitted to the City by the applicant to demolish the existing two storey mixed use buildings, containing ground floor retail and second floor residential unit at 1913, 1915, 1919, 1921, 1923 Yonge Street, as well as the detached houses at 17 and 21 Millwood Road. On September 8, 2020, re-zoning application No. 20 191099 STE 12 OZ was submitted for a Zoning By-law Amendment for two mixed-use buildings at 30 and 45 storeys connected by an 8-storey base building, containing 821 residential units and 2,569 square metres of grade-related commercial space.

The request for the issuance of these demolition permits, at this time, is to secure the sites and mitigate the risks to the community that buildings pose when vacant for a prolonged period of time. Please refer to the attached applicant letter (Attachment 2) for additional details, in which they also advise that the properties are currently vacant.

The existing building at 1913 Yonge Street is a Designated Heritage Property. Alterations to the Designated Heritage Property at 1913 Yonge Street have been adopted by City Council in July 2022 and Heritage Preservation Services approval will be required prior to permit issuance. The existing buildings at 1919-1923 Yonge Street are included on the Heritage Register but have not been designated as Heritage Property.

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

## **CONTACT**

---

Cedric Barrera, Manager, Plan Review, Toronto Building, Toronto and East York District. T (416) 392-7538 E-mail: Cedric.Barrera@toronto.ca

## **SIGNATURE**

---

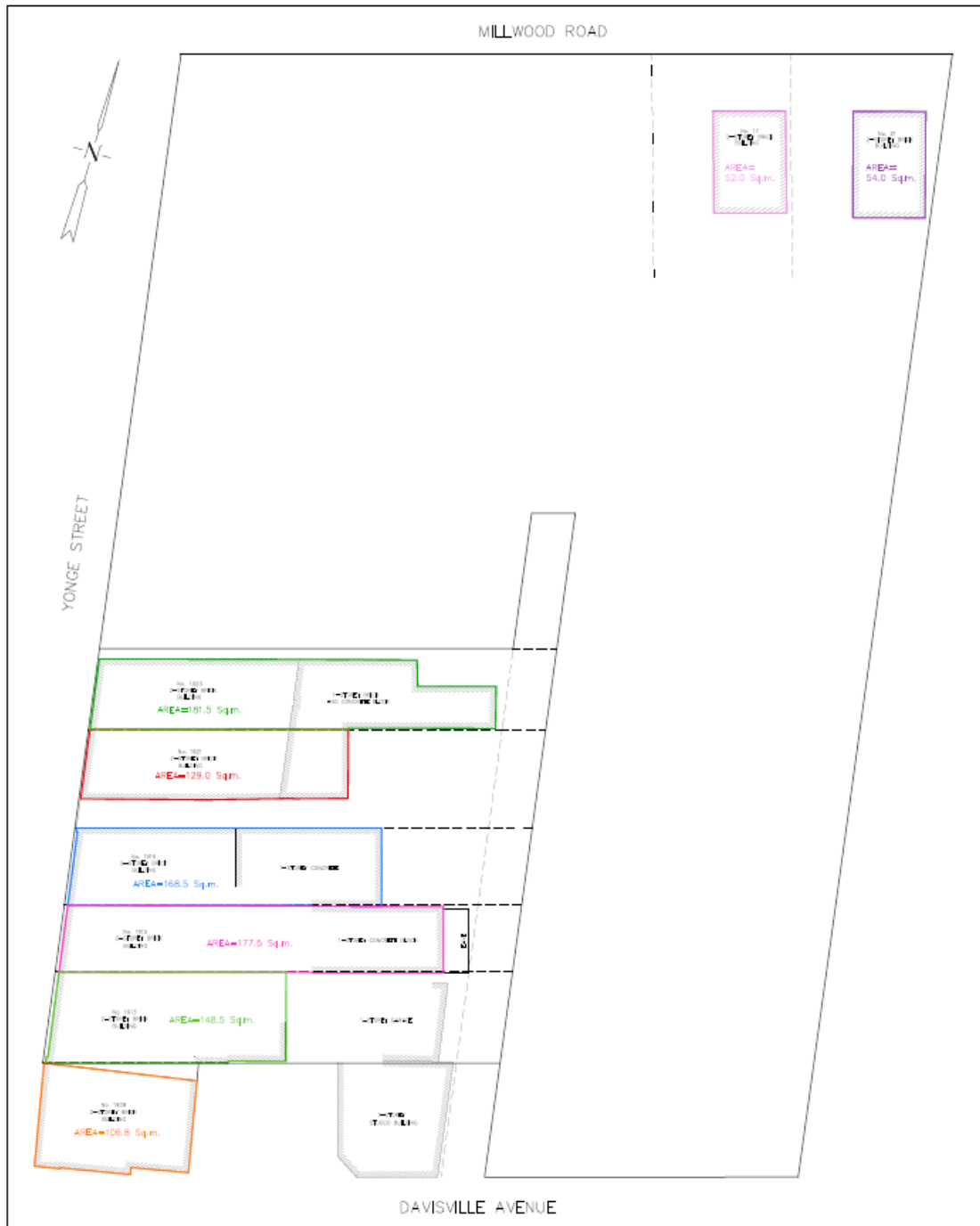
Natasha Barbini  
Deputy Chief Building Official and Director, Toronto and East York District

## **ATTACHMENTS**

---

1. Context Plan
2. Owner's Request Letter

Attachment 1: Context Plan



## Attachment 2: Owner's Request Letter



**To:** Toronto Building Plan Examination

**From:**

**Subject:** Request for Approval: Residential Demolition Permit Application Numbers  
25 183021 DEM 00 DM (1915 Yonge St.)  
25 182966 DEM 00 DM (1919 Yonge St.)  
25 183095 DEM 00 DM (1921 Yonge St.)  
25 183111 DEM 00 DM (1923 Yonge St.)  
25 224482 BLD 00 BA (1913 Yonge St. Permit for Demo/Alteration with Façade Retention)  
23 186046 DEM 00 DM (17 Millwood Road)  
23 186061 DEM 00 DM (21 Millwood Road)

**Date:** Friday, September 26, 2025

---

Please accept this memo on behalf of Times 1941 LP ("Times") the registered owner of the properties municipally addressed as 17, 21 Millwood, 1913-1951 Yonge Street and 22 Davisville Avenue.

Times is seeking an approval of the Toronto and East York Community Council which would authorize the issuance of a Section 33 of the Planning Act approval and permit the Building Department to issue Times the above noted demolition permits prior to Times being issued a full building permit.

The rationale for the request is motivated by Times' eagerness and readiness to begin demolition of the existing buildings in an effort to complete the ultimate redevelopment of the site earlier. Times has secured a re-zoning to permit a future mixed-use development on the site consisting of two levels of retail (including a grocery store) and two purpose built rental towers of 38 and 45 storeys respectively and has tendered to its subcontractors and is ready to mobilize.

In furtherance of the request please consider the following context:

- Times has satisfied the planning department with its recent re-submissions that NOAC will not require further significant revisions and is forthcoming;
- Times has entered into all the requisite agreements (Section 37, Section 111) and has provided compensation to all residential tenants in accordance with the same.
- Retail tenancy agreements were maintained as long as possible until September 1, 2025, when Times expected that demolition permits may become available.
- Although Times had secured all of the approvals and satisfied all of the conditions that were raised by City Planning, the requirement of a Section 33 approval was not made known to Times until September 23, 2025. It appears this is a result of Times not seeking to demolish more than six (6) residential units. Normally a Section 111 Approval (which Times does have) is coupled with a Section 33 Approval. In this case it was not coupled and the Section 33 approval was not secured.
- Times has applied for a shoring and excavation permit and the permit is under review. All the required tieback consents are in place;

## Times Group

- Times will be applying with a full set of building permit drawings in late October 2025;
- The buildings Times intends to demolish are vacant and present risks to the community if maintained vacant for a prolonged period of time.
- Times will require 30-60 days in order to secure a utility disconnection from Enbridge and Toronto Hydro and these disconnections cannot commence until a demolition permit is issued. During this time Times will have applied for the full building permit.
- Times expects to include below market rental housing as part of the most recent CMHC financing program in the future development and the City is in need of more such rental housing in midtown. It will benefit everyone concerned if Times is able to begin sooner.
- Times has an long standing record of commencing and completing buildings of quality on time.

Thank you for your consideration on this matter, and should you require any additional information please do not hesitate to contact the undersigned at \_\_\_\_\_ or on my mobile \_\_\_\_\_

Sincerely,

Times Group