

Residential Demolition Application- 351, 353, 355, 357, 359, 361, 363 and 365 Royal York Road.

Date: February 17, 2026

To: Etobicoke York Community Council

From: Director & Deputy Chief Building Official, Etobicoke York District

Wards: Ward 3 (Etobicoke-Lakeshore)

SUMMARY

This staff report is regarding a matter for which the Etobicoke 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 residential buildings at 351, 353, 355, 357, 359, 361, 363 and 365 Royal York Road are being referred to the Etobicoke York Community Council for consideration because Toronto Building received a request to demolish the buildings prior to the issuance of replacement building permits.

RECOMMENDATIONS

The Director & Deputy Chief Building Official, Etobicoke York District recommends that Etobicoke York Community Council consider the applications for demolition at 351, 353, 355, 357, 359, 361, 363 and 365 Royal York Road and decide to:

1. Refuse the applications to demolish the existing residential buildings because there is no permit to replace the buildings on each property; or
2. Approve the application to demolish the existing residential buildings without any conditions; or
3. Approve the application to demolish the existing residential buildings 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 each site and that the sites be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 629-10, Paragraph B and 62911; 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

In November 2025, demolition applications were submitted to Toronto Building for the demolition of the residential buildings located at 351, 353, 355, 357, 359, 361, 363 and 365 Royal York Road.

In a letter submitted requesting the demolition permit, the Owner advises that they require the demolition permit prior to the issuance of the replacement building permit to mitigate delays in construction to meet occupancy and financing commitments. The Owner has also advised that the residential buildings are vacant, and they are in the process of requesting disconnection of utilities however most cannot be disconnected until the demolition permit has been issued.

The Owner intends to obtain a building permit and start construction on the future development by April 26, 2026. The redevelopment of the site includes a proposal for a 10-storey mixed-use building including a total of 282 dwelling units, 870 square metres of non-residential gross floor area and 206 parking spaces within a two-level underground garage.

The existing buildings are not currently on the list of designated historical buildings and are not within a Toronto and Region Conservation Authority regulated area.

CONTACT

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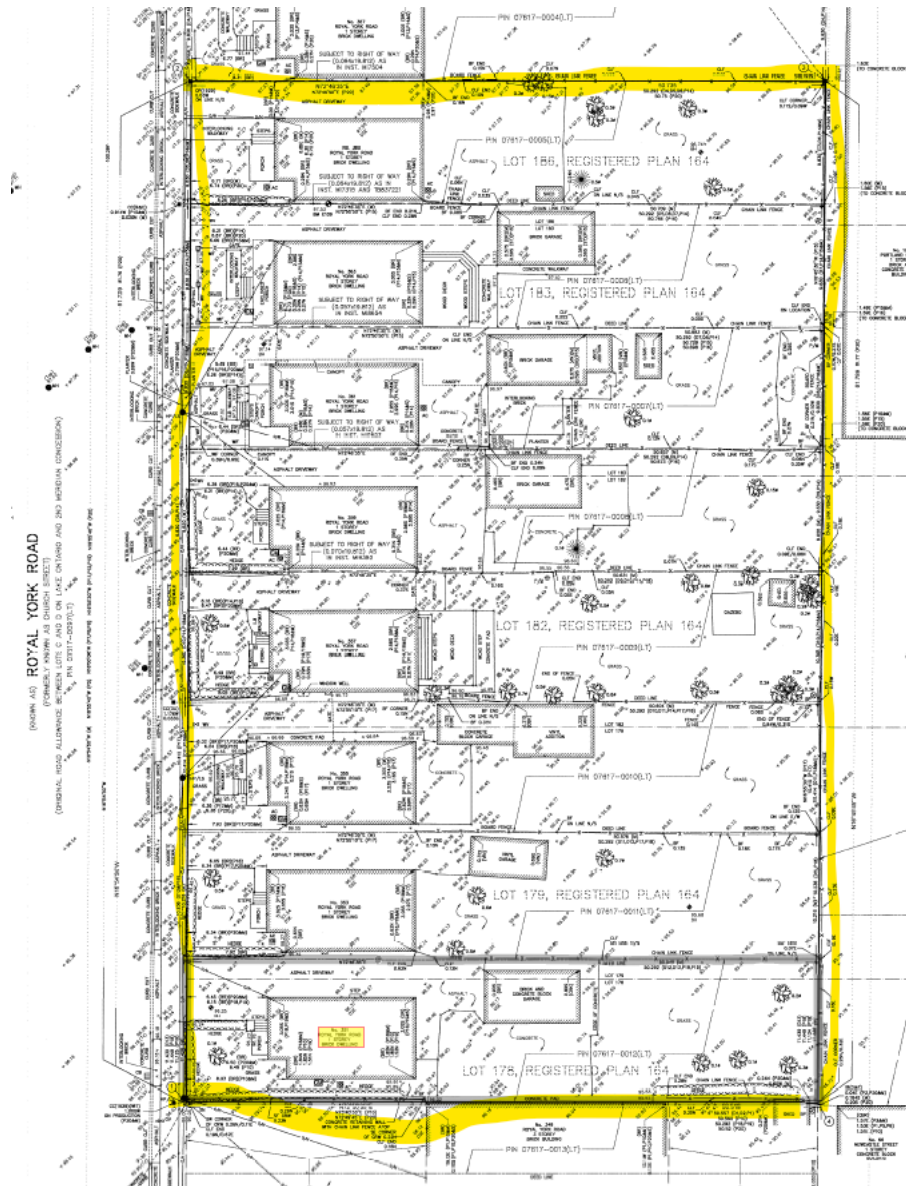
SIGNATURE

Frank Stirpe
Deputy Chief Building Official and Director, Toronto Building, Etobicoke York District

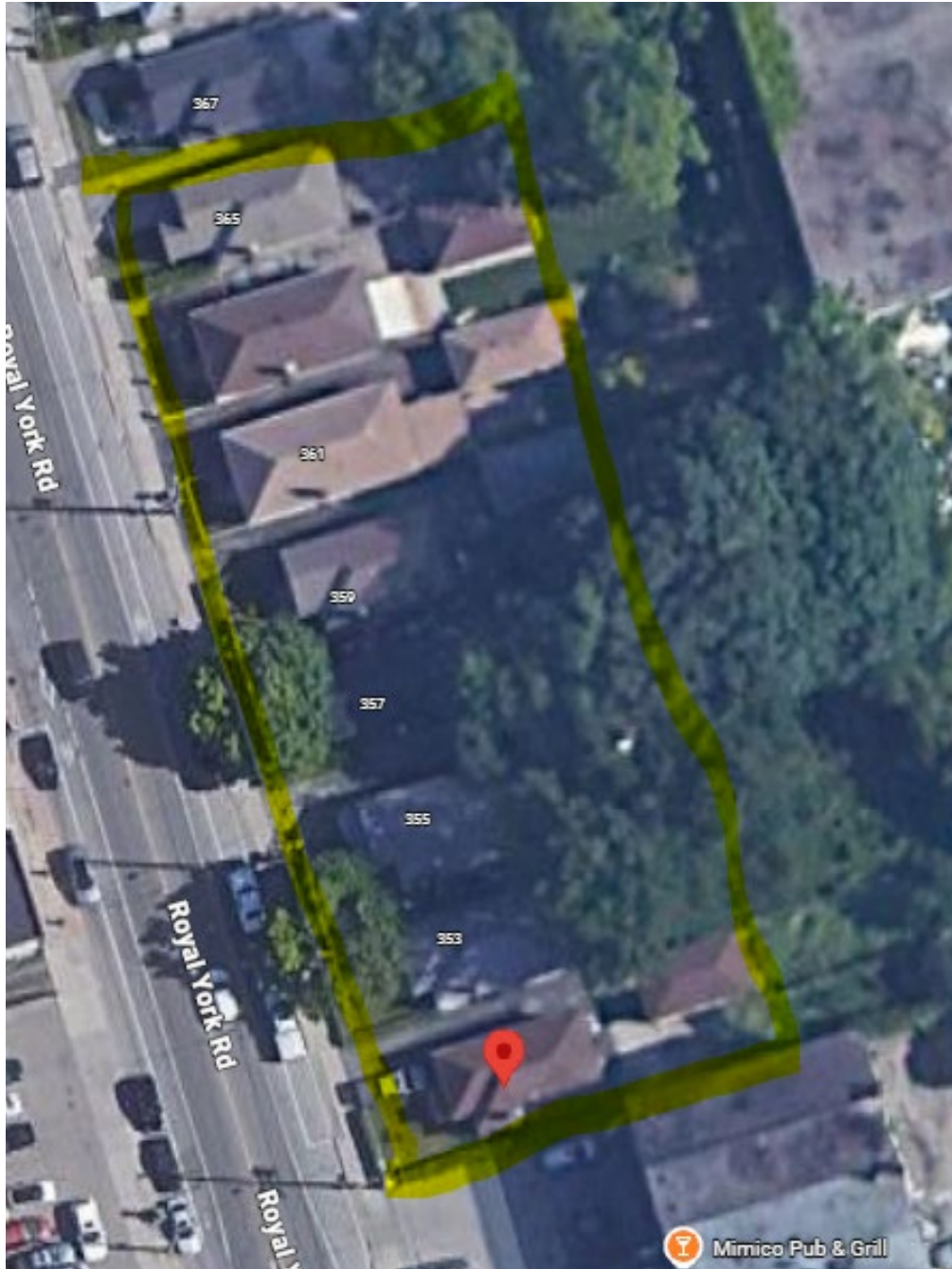
ATTACHMENTS

1. Survey
2. Google Map
3. Applicant's letter and photos

1. Survey



2. Google Map



3. Applicant's Letter and Photos



February 13th, 2026

Transmitted Via E-mail councillor_morley@toronto.ca

Councillor Amber Morley
Ward 3, Etobicoke-Lakeshore
Toronto City Hall
100 Queen St W, Suite C48
Toronto, ON, M5H 2N2

**Re: Request for Release of Demolition Permit at 351 Royal York Road, Toronto, ON M8Y 2R1
Ref. Permit No. 21 228022 WET 03 SA, 25 265403 BLD 00, 25 258765 DEM 00**

Dear Councillor Morley,

We are writing this letter to you as 2711895 Ontario Inc. ("Rinomato") to request the release of the demolition permit, prior to the release of shoring permit at the subject development site. The project is a 10 storey mid-rise mixed-use building, which includes 271 residential rental units, and two underground levels of parking. Eight (8) existing buildings must be demolished prior to the commencement of construction. Bank financing has been achieved, government tenant placement program in place, and the project is scheduled to commence April 2026 as per schedule submitted to the lender and appropriate rental authorities.

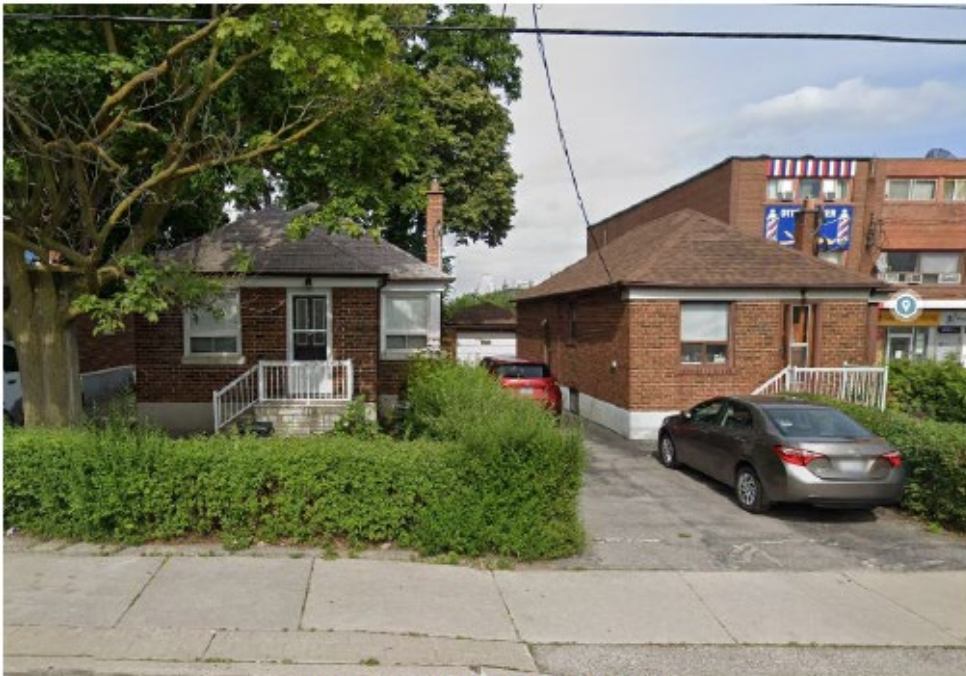
In order to meet our construction, financing and housing occupancy dates the demolition work must take place in April 2026. At present, construction is scheduled to commence on May 4th, 2026; for your review we have attached our construction schedule (Ref. 351 Royal York Master Construction Schedule (RGC-Fengate Baseline) 2025-10-16.pdf). With that said, the matter of the issuance of demolition permit is immediately urgent. We have committed to an occupancy date of March 9th, 2029 with all stakeholders.

Due to the historic sanitary issues, we have experienced delays with the overall permitting process, and seek to protect our schedule and governmental commitments. Site Plan Application ("SPA") was initially filed on November 24th, 2021. It is understood that a Conditional Permit shall be imminently issued, as all conditions related to this development site have been satisfied, less the sanitary upgrades, of which a draft copy of our Municipal Infrastructure Agreement was issued on February 10th, 2026.

Kindly find below additional information related to the existing buildings that we plan to demolish:

- 1) We have been unable to commence most utility disconnects in absence of demolition permit. Regardless, we have reached out to all appropriate authorities in anticipation of the release of permit due to the urgency of the demolition work. Kindly find below status of connections:
 - a) 351 Royal York Road - Gas connected, water Connected, Hydro Connected
 - b) 353 Royal York Road - No gas connected, water Connected, Hydro Connected
 - c) 355 Royal York Road - Gas connected, water Connected, Hydro Connected
 - d) 357 Royal York Road - Gas connected, water Connected, Hydro Connected

- e) 359 Royal York Road - Gas connected, water Connected, Hydro Connected
 - f) 361 Royal York Road - Gas connected, water Connected, Hydro Connected
 - g) 363 Royal York Road - Gas connected, water Connected, Hydro Connected
 - h) 365 Royal York Road - Gas connected, water Connected, Hydro Connected
- 2) All buildings have been fully vacated. Please see below occupancy status:
- a) 351 Royal York Road – Vacant
 - b) 353 Royal York Road – Vacant
 - c) 355 Royal York Road – Vacant
 - d) 357 Royal York Road – Vacant
 - e) 359 Royal York Road – Vacant
 - f) 361 Royal York Road – Vacant
 - g) 363 Royal York Road – Vacant
 - h) 365 Royal York Road – Vacant
- 3) Additionally, please see below photos of the existing buildings:



351 Royal York (right) and 353 Royal York (left)



355 Royal York (right) and 357 Royal York (left)



359 Royal York (right) and 361 Royal York (left)



363 Royal York (right) and 365 Royal York (left)

Should you require any further information please do not hesitate to reach out at any time. We are amenable to any conditions you may require at time of issuance of our required demolition permits.

Very truly yours,
2711895 Ontario Inc.

TJ Rinomato
Director