

## **Residential Demolition Application- 383, 385, 387 and 389 Cleveland Street**

**Date:** November 06, 2025  
**To:** North York Community Council  
**From:** Deputy Chief Building Official and Director,  
Toronto Building,  
**Wards:** Ward - 15 - Don Valley West

### **SUMMARY**

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This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

In accordance with City-wide residential demolition control under Article 3, Demolition Control, of Municipal Code Ch. 363, under the authority of Section 33 of the Planning Act, the applications for the demolition of four semi-detached dwellings at 383, 385, 387 and 389 Cleveland Street is being referred to North York Community Council to consider as a building permit has not been issued for a replacement building. This staff report is regarding a matter for which Community Council has delegated authority from City Council to make a final decision.

### **RECOMMENDATIONS**

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The Deputy Chief Building Official and Director, Toronto Building, recommends that the North York Community Council give consideration to the demolition applications for 383, 385, 387 and 389 Cleveland Street and decide to:

1. Refuse the applications to demolish the single-family dwellings because there is no permit to replace the building on the site; or,
2. Approve the applications to demolish the single-family dwellings without conditions; or

3. Approve the applications to demolish the single-family dwellings 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 489; 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 decision history for this property.

## **COMMENTS**

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On August 13<sup>th</sup> and 14<sup>th</sup>, 2025, demolition applications were submitted to Toronto Building for the demolition of four 2-storey semi-detached residential buildings located at 383, 385, 387 and 389 Cleveland Street.

This request is to permit the demolition of the existing buildings to redevelop the site to construct a 15-storey mixed-use building with 217 dwelling units and 31 underground parking spaces. A total of 14,735 square meters of GFA is proposed, including 461 square meters of commercial GFA. A building permit application for a replacement building has not been submitted at this time.

The 1<sup>st</sup> planning resubmission was completed on April 01, 2025, and the 2<sup>nd</sup> planning circulation is in progress. NOAC has not been issued.

In support of the request for demolition, a letter has been provided by 389 Cleveland Street LP and is attached here as attachment 3.

The developer is requesting to demolish these buildings in order to commence geothermal drilling and preparation of the site for the future development. All properties are vacant. Water and hydro services have been removed. Gas services have been locked and removal is being scheduled. The properties are currently not fenced.

The subject buildings are neither listed nor designated under the Ontario Heritage Act. Heritage Preservation Services have also confirmed that the property is not on any potential list.

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

The applications for demolition are being referred to North York Community Council because they contain residential buildings that are proposed to be demolished where the owner has not obtained a permit to replace the buildings on the site at this time.

## **CONTACT**

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Plan Review Manager  
City of Toronto  
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E-mail: [Sam.Sarkhosh@toronto.ca](mailto:Sam.Sarkhosh@toronto.ca)

## **SIGNATURE**

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Anthony De Francesca  
Deputy Chief Building Official and Director, Toronto Building

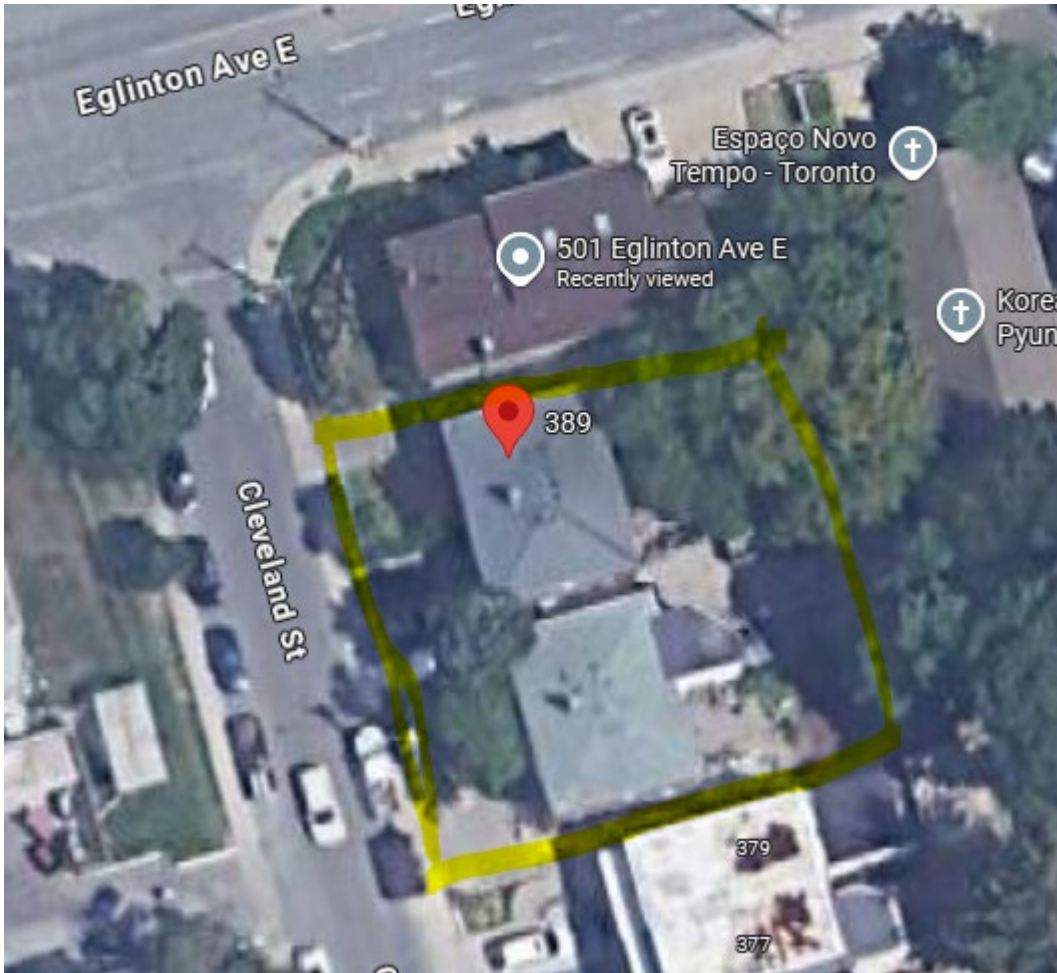
## **ATTACHMENTS**

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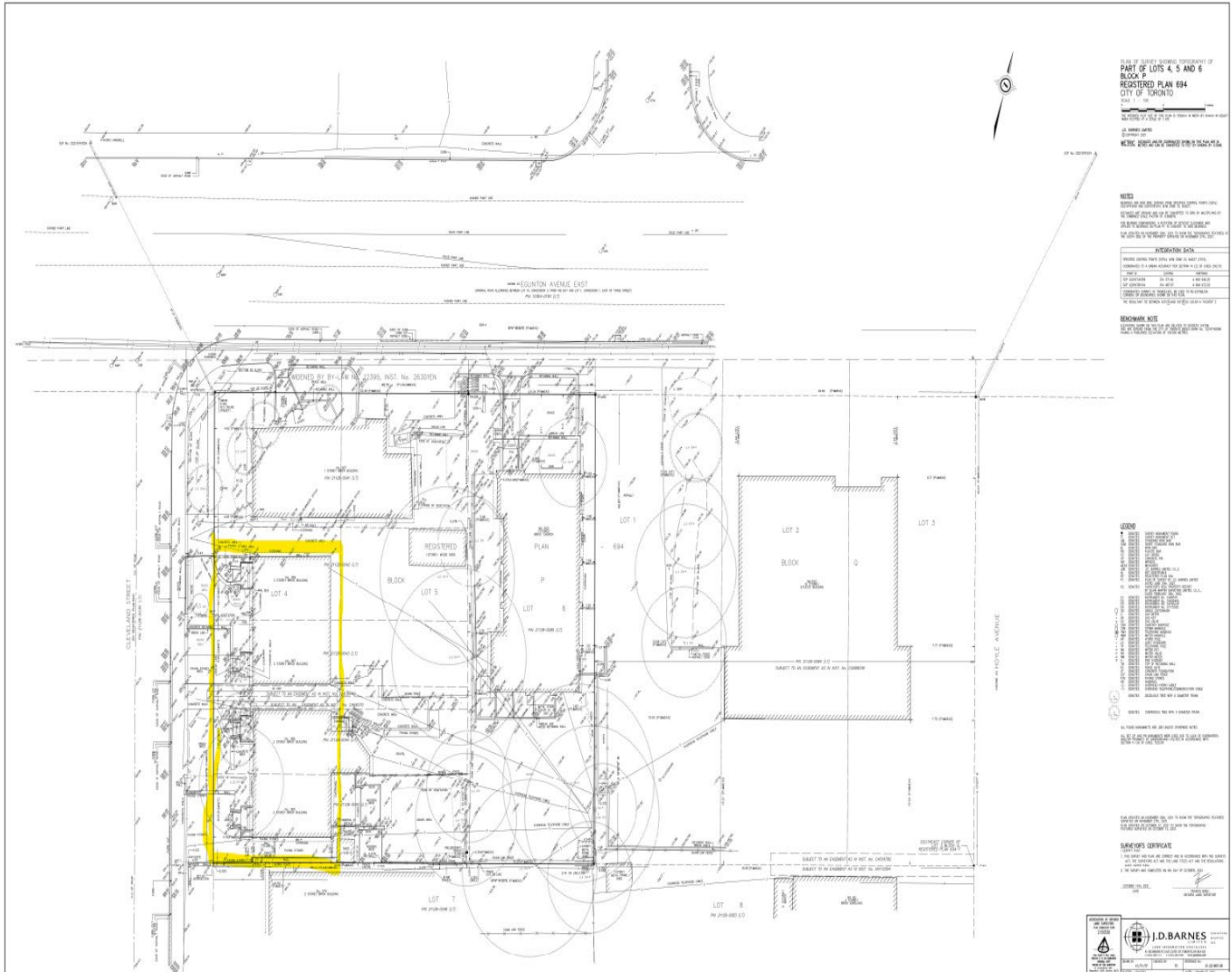
1. Site Plan
2. Google Map
3. Applicant's letter and photos

# Attachments

## 1. Google Map



## 2. Site Plan



### 3. Applicant's Letter and photos

389 Cleveland Street LP  
300-1090 Don Mills Road  
Toronto, Ontario  
M3C 3R6

November 5, 2025

Toronto Building  
**Attn: Vesna Nedic, Building Engineer**  
City of Toronto  
2 Civic Centre Court  
Etobicoke, Ontario  
M9C 5A3

**RE: Demolition Justification Letter**

Toronto Building,

389 Cleveland Street LP has submitted the following demolition applications:

1. 25 209959 DEM 00 DM – 389 Cleveland Street
2. 25 209979 DEM 00 DM – 387 Cleveland Street
3. 25 210304 DEM 00 DM – 385 Cleveland Street
4. 25 210326 DEM 00 DM – 383 Cleveland Street
5. 25 210351 DEM 00 DM – 501 Eglinton Avenue East – Non-Residential
6. 25 210368 DEM 00 DM – 503 Eglinton Avenue East – Non-Residential

#### **Project Overview**

389 Cleveland Street LP will be constructing a 15-storey rental housing project, containing 217 units of which 43 will be CMHC affordable homes, at the corner of Cleveland Street and Eglinton Avenue East.

The project is comprised of properties located at 385-389 Cleveland Street and 501-503 Eglinton Avenue East and is less than 250m from the Leaside LTR stop on the newly constructed Eglinton Line.

The development is being funded by CMHC's Apartment Construction Loan Program (ALCP). As a requirement of the ACLP program, the project contains many Green initiatives and will be 50% more energy efficient than required by the National Building Code.

Development applications are progressing under the following file numbers:

1. Amended Zoning By-law 569-2013 – August 14, 2024
2. Site Plan Control Application No. 22 168174 NNY 15 SA
3. Minor Variance File No. A0238/25NY – Final & Binding July 31, 2025

**Justification for Early Release of Demolition Permits**

389 Cleveland Street LP is requesting release of the demolition permits prior to issuance of the building permit due to the following:

- Vacancy Status
  - o 501 Eglinton Avenue East – Non-Residential - **Vacant**
  - o 503 Eglinton Avenue East – Non-Residential - **Vacant**
  - o 383 Cleveland Street – Residential – **Vacant**
  - o 385 Cleveland Street – Residential – **Vacant**
  - o 387 Cleveland Street – Residential – **Vacant**
  - o 389 Cleveland Street – Residential – **Vacant**
- Municipal Services
  - o Gas
    - 501 Eglinton Avenue East – Meter locked on October 30<sup>th</sup>
    - 503 Eglinton Avenue East – Locked on October 1<sup>st</sup>
    - 383 Cleveland Street – Locked on November 5<sup>th</sup>
    - 385 Cleveland Street – Locked on November 5<sup>th</sup>
    - 387 Cleveland Street – Locked on November 5<sup>th</sup>
    - 389 Cleveland Street – Locked on November 3<sup>rd</sup>
  - o Hydro
    - 501 Eglinton Avenue East – Service removed on November 3<sup>rd</sup>
    - 503 Eglinton Avenue East – Service removed on November 3<sup>rd</sup>
    - 383 Cleveland Street – Service removed on November 3<sup>rd</sup>
    - 385 Cleveland Street – Service removed on November 3<sup>rd</sup>
    - 387 Cleveland Street – Service removed on November 3<sup>rd</sup>
    - 389 Cleveland Street – Service removed on November 3<sup>rd</sup>
  - o Water
    - 501 Eglinton Avenue East – Disconnected on October 24<sup>th</sup>
    - 503 Eglinton Avenue East – Disconnected on October 24<sup>th</sup>
    - 383 Cleveland Street – Disconnected on November 4<sup>th</sup>
    - 385 Cleveland Street – Disconnected on November 4<sup>th</sup>
    - 387 Cleveland Street – Disconnected on November 4<sup>th</sup>
    - 389 Cleveland Street – Disconnected on November 4<sup>th</sup>
- A new building permit application to permit the construction of a 15-storey rental apartment building will be submitted in December 2025.

- Due to the complexity of the project and to maintain the construction schedule, it is expected that excavation and shoring and below grade structural work will commence under conditional permits, which will not be required until March 31, 2026.
- A geothermal system will be responsible for heating and cooling of the project. An application to drill a geothermal bore field will be submitted in November 2025 by Geosource Energy, an established constructor and operator of geothermal systems.
  - Drilling duration is 8 weeks and scheduled to commence on February 1, 2026 following the completion of demolition.
- Early release of the demolition permit will allow for drilling of the geothermal field to commence while the building permit details are reviewed by staff and avoid the project sitting ideal and delaying the delivery of much needed rental and CMHC affordable rental housing stock.

### **Summary**

Early release of the demolition permits to 389 Cleveland Street LP will allow construction of much needed rental housing to proceed as expeditiously as possible. The project has funding through CMHC ACLP program and contains many green initiatives such as a geothermal heating/cooling system.

Please let me know if any additional information would be helpful. I look forward to your response.

Regards,



Patrick Smith  
389 Cleveland Street LP

**APPENDIX A – SITE PICTURES**

**501 Eglinton Avenue East**



**503 Eglinton Avenue East**



**383 Cleveland Street**



**385 Cleveland Street**



**387 Cleveland Street**



**389 Cleveland Street**

