

Residential Demolition Application - 589, 591, 593, and 595 Eglinton Ave E & 61, 63, 65 and 67 Mann Ave, Toronto ON

Date: January 6th, 2025

To: North York Community Council

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

Wards: Ward 15 (Don Valley West)

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 city-wide residential demolition control under the Toronto Municipal Code Ch.363, under the authority of Section 33 of the Planning Act, the demolition of the existing buildings located at 589, 591, 593 and 595 Eglinton Ave E as well as 61, 63, 65, and 67 Mann Ave is being referred to the North York Community Council to refuse or grant the demolition applications, including any conditions to be attached to the permits, because a building permit has not been issued for a replacement building.

RECOMMENDATIONS

The Deputy Chief Building Official and Director, Toronto Building, recommends that the North York Community Council give consideration to the demolition applications and decide to:

1. Refuse the application to demolish the vacant residential buildings at 589, 591, 593, and 595 Eglinton Ave E & 61, 63, 65 and 67 Mann Ave because there is no permit application to replace the building on the site; or
2. Approve the application to demolish the vacant residential buildings at 589, 591, 593, and 595 Eglinton Ave E & 61, 63, 65 and 67 Mann Ave without any conditions; or
3. Approve the application to demolish the vacant residential buildings at 589, 591, 593, and 595 Eglinton Ave E & 61, 63, 65 and 67 Mann Ave with the following conditions:

- a. That construction fences be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, 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

No financial impact for the city.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On November 26, 2024, an application for the demolition of the existing buildings located at 589, 591, 593, and 595 Eglinton Ave E & 61, 63, 65 and 67 Mann Ave were submitted to Toronto Building. A building permit application for replacement dwellings has been submitted for the building but is not able to be issued due to outstanding applicable law, notably Site Plan Approval, and Ontario Building Code compliance deficiencies, which the Owner is working to resolve.

In a letter dated December 30th, 2025, the owner Bayview Investment Corp, has indicated that they wish to demolish the buildings located at 589, 591, 593, and 595 Eglinton Ave E & 61, 63, 65 and 67 Mann Ave, to ensure that the site is ready for the construction of a new 40 storey residential building. An application for a building permit to construct a new 40 storey residential building with 471 units including 47 affordable units has been received.

Since the residential buildings at 589, 591, 593, and 595 Eglinton Ave E & 61, 63, 65 and 67 Mann Ave are residential buildings and a building permit for a replacement building has not been issued for the site, this application is being referred to North York Community Council. In such cases, the Municipal Code requires Community Council to approve or refuse the demolition permit.

The owner indicated that the existing residential buildings on the Subject Properties have been vacant for an extended period. All utilities for the subject properties have been disconnected.

The owner has received CMHC funding approval for the construction of a 467-unit purpose-built rental apartment building, including 47 affordable units. The funding is subject to the completion of demolition of the existing buildings no later than February 16, 2026.

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

CONTACT

Sam Sarkhosh
Manager, Plan Review
Toronto Building
T: (416) 392 -7576
Email: sam.sarkhosh@toronto.ca

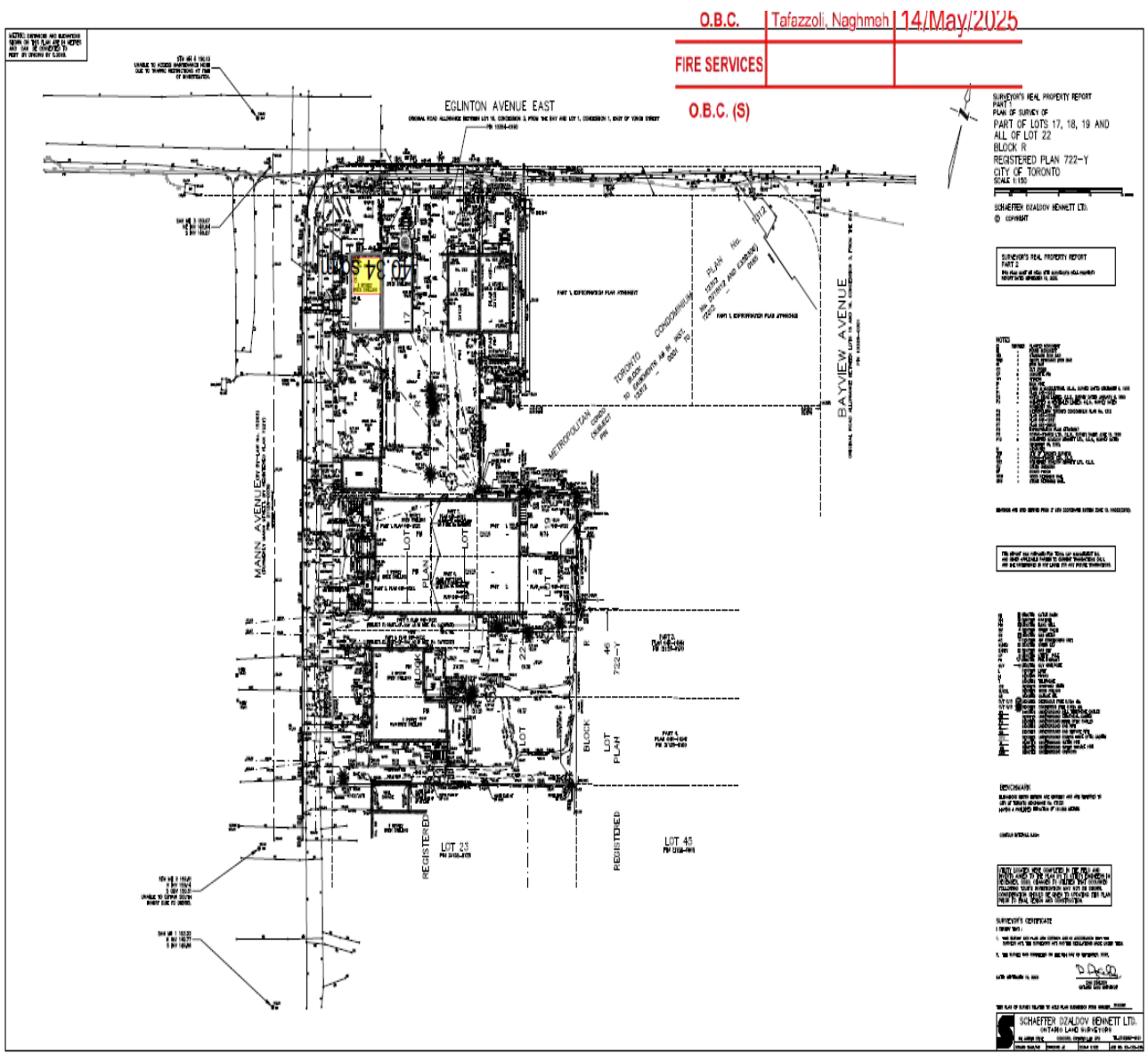
SIGNATURE

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

ATTACHMENTS

Attachment 1: Survey of 589, 591, 593, and 595 Eglinton Ave E & 61, 63, 65 and 67 Mann Ave
Attachment 2: Letter from the Owner
Attachment 3: Site Photos

Attachment 1: Survey of 589, 591, 593, and 595 Eglinton Ave E & 61, 63, 65 and 67 Mann Ave



Attachment 2: Letter from the Owner



100 Sheppard Avenue East | Suite 502 | Toronto | ON | M2N 6N5
Tel: 416.222.9345 | 1.800.363.3207 | Fax: 416.222.2772

Toronto Building
City of Toronto
2 Civic Centre Court, Main Floor
Toronto, ON

December 30, 2025

Re: Request for Early Demolition Report
Demolition Permit Application No.: 24 243646 DEM 00 DM
61–67 Mann Avenue & 589–595 Eglinton Avenue East, Toronto

Building Permit Application No.: 25-111851 BLD
Site Plan Control Application No.: 22 225962 NNY 15 SA
Official Plan & Zoning By-law Amendment Application No.: 22 225964 NNY 15
OZ

Southwest of Eglinton Avenue East and Bayview Avenue
Ward 15 – Don Valley West

Dear Toronto Building Officer,

Bayvieweg Investment Corp. (the “Owner”) proposes to develop a purpose-built rental project at 61–67 Mann Avenue and 589–595 Eglinton Avenue East. The development will include 420 market rental units and 47 affordable rental units, along with approximately 558 m² of retail space, 162 m² of co-working office space, and 1,403 m² of thoughtfully designed amenity space.

The Owner respectfully requests that Toronto Building issue an **early demolition report** for the above-noted Demolition Permit Application, for the reasons outlined below.

1. CMHC Funding Requirement – February 16, 2026 Deadline

We have received CMHC funding approval for the construction of a 467-unit purpose-built rental apartment building, including 47 affordable units. As stipulated in the CMHC Certificate of Insurance (COI), the deadline for the first funding advance is **no later than February 16, 2026** (see Appendix 1).

Per CMHC and lender (CBRE) requirements, the following conditions must be satisfied prior to this deadline:



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1. Completion of demolition of the existing buildings; and
2. Completion of site remediation, including an updated Environmental Site Assessment confirming a clean site (see Appendix 2).

Failure to meet these conditions by the stated deadline would place the approved CMHC funding at significant risk.

2. Councillor Support and Timing Constraints

The local Councillor's office has been supportive and is prepared to bring forward a motion to waive the replacement permit requirement. However, this motion is contingent upon Toronto Building preparing an early demolition report in advance of the relevant Council meeting.

At present, the replacement permit (e.g., shoring permit) is under review by Toronto Building, Transportation Services, Toronto Water, and Metrolinx. Given the additional review time required, the absence of a waiver would prevent demolition and site remediation from proceeding in January 2026, thereby jeopardizing our ability to meet the CMHC funding deadline.

3. Vacant Site Condition

The subject properties have been vacant for an extended period and are fully ready for demolition. Current photographs of all existing buildings are provided for your review (see Appendix 3).

4. Completion of Utility Disconnections and Tree Removal

All required tree removal and utility disconnections have been completed. Supporting documentation and photographs are included in Appendix 4.

5. Contractor Readiness

The demolition contractor is on standby and can mobilize within three (3) days of the issuance of the demolition permit (see Appendix 5).

6. Status of the New Development Proposal

The demolition permit application was submitted and paid for in December 2024. Since that time, the Owner has completed two Site Plan resubmissions and submitted the full Building Permit application in March 2025, with full permit fees paid in April 2025. Rezoning approval was granted in August 2025, followed by the Notice of Approval Conditions (NOAC) in November 2025.



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The proposed development offers substantial public benefits, including energy performance exceeding the National Building Code by approximately 41%, a comprehensive amenity program, co-working and retail space, and a significant number of affordable rental units. Additional details are outlined in our cover letter dated December 9, 2024 (see Appendix 6).

We respectfully request your consideration of this early demolition report to allow the project to proceed in a timely manner and to support the delivery of much-needed rental and affordable housing.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours sincerely,

Larry Krauss
President
Bayvieweg Investment Corp.
100 Sheppard Avenue East, Suite 502
Toronto, ON M2N 6N5
Tel: (416) 222-4446 ext. 1
Fax: (416) 222-2772

Attachment 3: Site Photos











