

Residential Demolition Applications - 41, 43, 45 and 47 Hendon Avenue

Date: January 26, 2026
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building, Plan Review
Wards: 18 - Willowdale

SUMMARY

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 detached dwellings at 41, 43, 45 and 47 Hendon Avenue is being referred to North York Community Council to consider as 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 for 41, 43, 45 and 47 Hendon Avenue 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 629-10, paragraph B and 629-11; and
- d. that any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

Future property tax may change due to a change in the property's classification.

DECISION HISTORY

At its meeting of November 12 and 13, 2025, City Council adopted Official Plan Amendment and Zoning By-law Amendment Applications for the properties to allow the redevelopment:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.NY27.6>

COMMENTS

On January 19, 2026, Toronto Building received applications to demolish four (4) existing vacant detached houses at 41, 43, 45 and 47 Hendon Avenue. These collective properties form part of Official Plan Amendment and Zoning By-law Amendment applications to permit a mixed-use development in the form of a 34-storey mixed-use building providing 358 rental residential units and at-grade retail. The total gross floor area (GFA) is 25,793 square metres, resulting in a Floor Space Index (FSI) of 14.24.

The owner is advancing through the site plan approval process and anticipates commencing construction in September 2026. The request for immediate demolition of the existing detached houses will facilitate timely delivery of the redevelopment, as well as mitigating risks associated with vacant buildings.

The application for the demolition has been circulated to the Ward Councillor. The existing houses are not currently on the list of designated historical buildings. The land is not within a Toronto and Region Conservation Authority regulated area.

In support of the request for demolitions, a justification letter supplied by the Owner is attached here as Attachment 4.

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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SIGNATURE

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

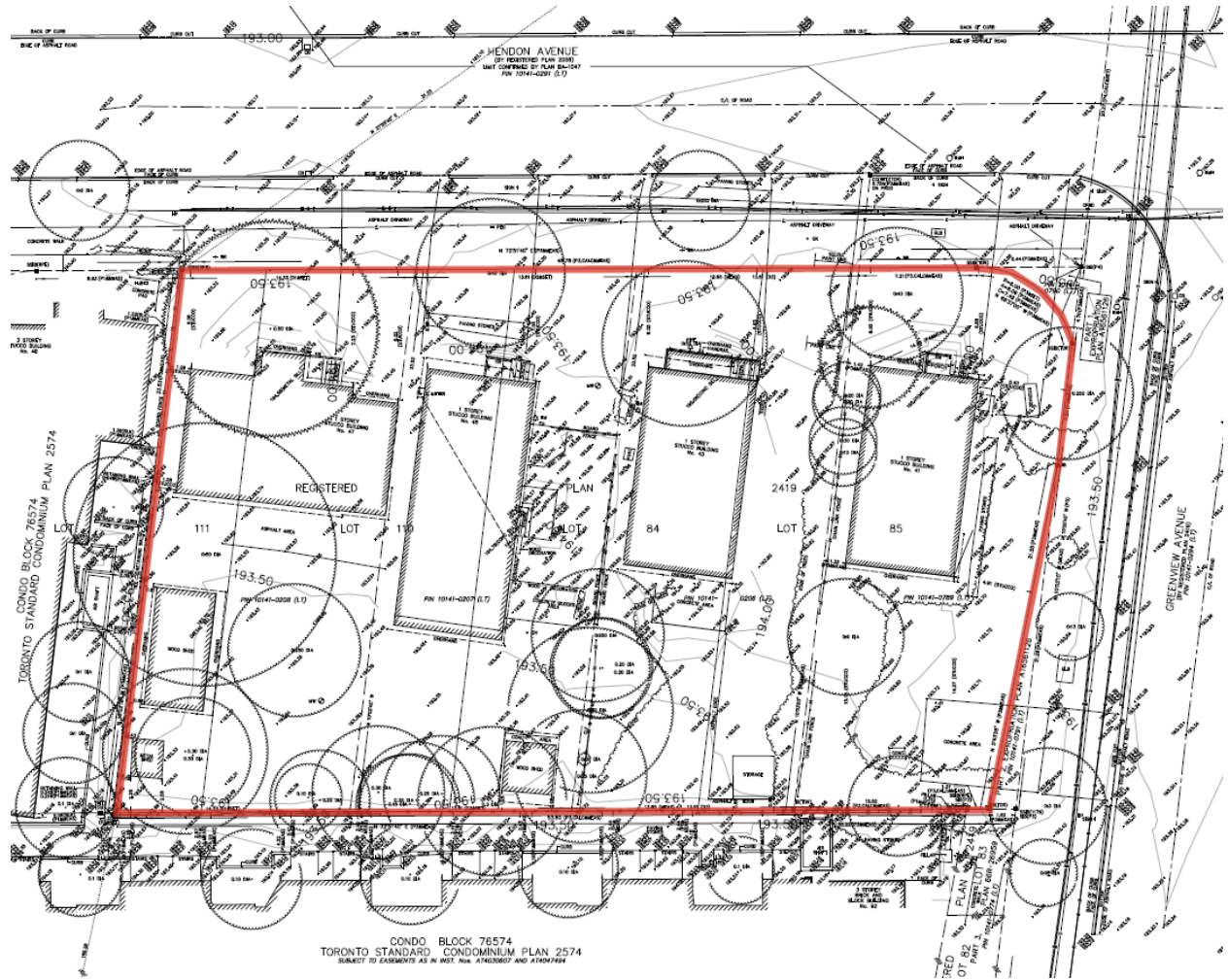
ATTACHMENTS

Attachment 1:	Location Map
Attachment 2:	Site Plan
Attachment 3:	Aerial Imagery and Street Photos
Attachment 4:	Owner's Letter

Attachment 1: Location Map



Attachment 2: Site Plan



Attachment 3: Aerial Imagery and Street Photos



Aerial Imagery (2024)



41 and 43 Hendon Ave



45 and 47 Hendon Ave

Attachment 4: Owner's Letter



Kamal Gogna
Chief Building Official / Executive Director
Toronto City Hall
100 Queen St. W., 12th fl. E.
Toronto, ON, M5H 2N2

January 16, 2026

To Mr. Kamal Gogna,

We, 41H Development Limited Partnership (the “**Owner**”), are the registered owner of the properties municipally known in the City of Toronto as 41, 43, 45, and 47 Hendon Avenue (the “**Properties**”). We submit this letter in support of the applications to demolish the existing buildings on the Properties which are subject to city wide residential demolition control under the Toronto Municipal Code Chapter 363, under the authority of Section 33 of the *Planning Act*. As discussed further below, we are redeveloping the Properties with a 34-storey mixed use building (the “**Replacement Building**”). Building permits to allow the construction of the Replacement Building have not yet been issued. Accordingly, the enclosed demolition applications will be referred to the North York Community Council for consideration.

The Properties are Vacant

Each of the Properties are currently improved by a 1-storey single family residential building. Each of those buildings are vacant and unoccupied. The buildings had previously been tenanted but the last remaining tenant vacated on December 31, 2025. The Owner has submitted documentation to the designate (Mr. Drew Anderson-Ramsaroop) of the Chief Planner and Executive Director, City Planning to confirm that all prior tenancies have ended. Mr. Anderson-Ramsaroop has confirmed that the Chief Planner and Executive Director, City Planning is satisfied that an acceptable Tenant Assistance Plan, addressing financial compensation and other assistance to lessen hardship, including the provision of rent gap payments, has been implemented.

The Redevelopment

At its meeting of November 12 and 13, 2025, City Council approved Official Plan Amendment and Zoning By-law Amendment Applications for the Properties to allow the Redevelopment. Further, the Owner is quickly advancing through the site plan approval process for the Redevelopment. The Owner anticipates receiving partial building permits to allow for the commencement of construction of the Redevelopment in September 2026.

The Redevelopment will deliver 360 new homes to an area that is rich with transit at a time when housing needs are pressing and substantial. To facilitate the timely delivery of the Redevelopment, the existing 1-storey single family residential buildings must be demolished soon.

Vacant Building Risk

Unfortunately, even when vacant buildings are well-secured and monitored, there remains significant risk of vagrancy, vandalism, and arson. In recent years there have been numerous instances throughout Toronto where vacant residential buildings awaiting redevelopment were set on fire, causing serious injury and property damage. In addition to requiring the timely demolition of the existing buildings on the Properties to allow for the construction of the Redevelopment, the Owner seeks to proceed with the demolition immediately to fully mitigate the risk associated with vacant buildings, a risk that is more prominent in the winter months.

Proposed Conditions

We propose the following conditions for approval of the enclosed demolition applications:

- a. 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 and Executive Director, Toronto Building;
- b. all debris and rubble be removed immediately after demolition;
- c. the Properties be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 629; and,
- d. any holes on the Properties are backfilled with clean fill.

The Application Materials

We enclose the following residential demolition application materials for review and consideration:

- Application for a Permit to Construct or Demolish
- Demolition Permit Application Checklist
- Vibration Control Declaration
- Tree Protection By-law Declaration
- Overhead Electrical Conductors Declaration

Please contact the undersigned if you require any further materials.

Best regards,

Sarah Chu

Sarah Chu
Director, Development
Capital Developments
41H Development Limited Partnership