

Residential Demolition Application- 253, 255, 259, and 263 Viewmount Avenue, and 12, 14, 16, and 18 Romar Crescent

Date: June 1, 2026

To: North York Community Council

From: Director & Deputy Chief Building Official, Toronto Building

Wards: Ward 8 (Eglinton-Lawrence)

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 eight residential buildings at 253, 255, 259, and 263 Viewmount Avenue, and 12, 14, 16, and 18 Romar Crescent 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

The Director & Deputy Chief Building Official, Toronto Building, recommends that the North York Community Council give consideration to the demolition applications for 253, 255, 259, and 263 Viewmount Avenue, and 12, 14, 16, and 18 Romar Crescent and decide to:

1. Refuse the applications to demolish the residential buildings because there is no permit to replace the building on the site; or,
2. Approve the applications to demolish the residential buildings without conditions; or

3. Approve the applications to demolish the residential buildings 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

In May 2026, demolition applications were submitted to Toronto Building for the demolition of the residential buildings located at 253, 255, 259, and 263 Viewmount Avenue, and 12, 14, 16, and 18 Romar Crescent.

In support of the demolition request, a letter from the Owner has been provided and is attached as Attachment 3. The Owner has advised that 255 and 259 Viewmount Avenue are currently vacant. The remaining residential buildings on the site are expected to be vacated by October 31, 2026. All utility services remain connected, with the exception of the domestic water service at 259 Viewmount Avenue, which has already been disconnected.

The Owner intends to redevelop the site with two mixed-use towers of 36 and 39 storeys, respectively. The proposed development will contain 1,033 residential units and include a four-storey base building, a seven-storey podium connecting the towers, and a three-level underground parking garage.

The Owner is requesting approval to proceed with demolition prior to the issuance of the replacement building permit in order to maintain the project construction schedule. Early demolition would also facilitate the conveyance of the on-site parkland to the City, including the completion of the necessary improvements to bring the parkland to base park condition before conveyance.

The subject buildings are neither listed nor designated under the Ontario Heritage Act.

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

CONTACT

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SIGNATURE

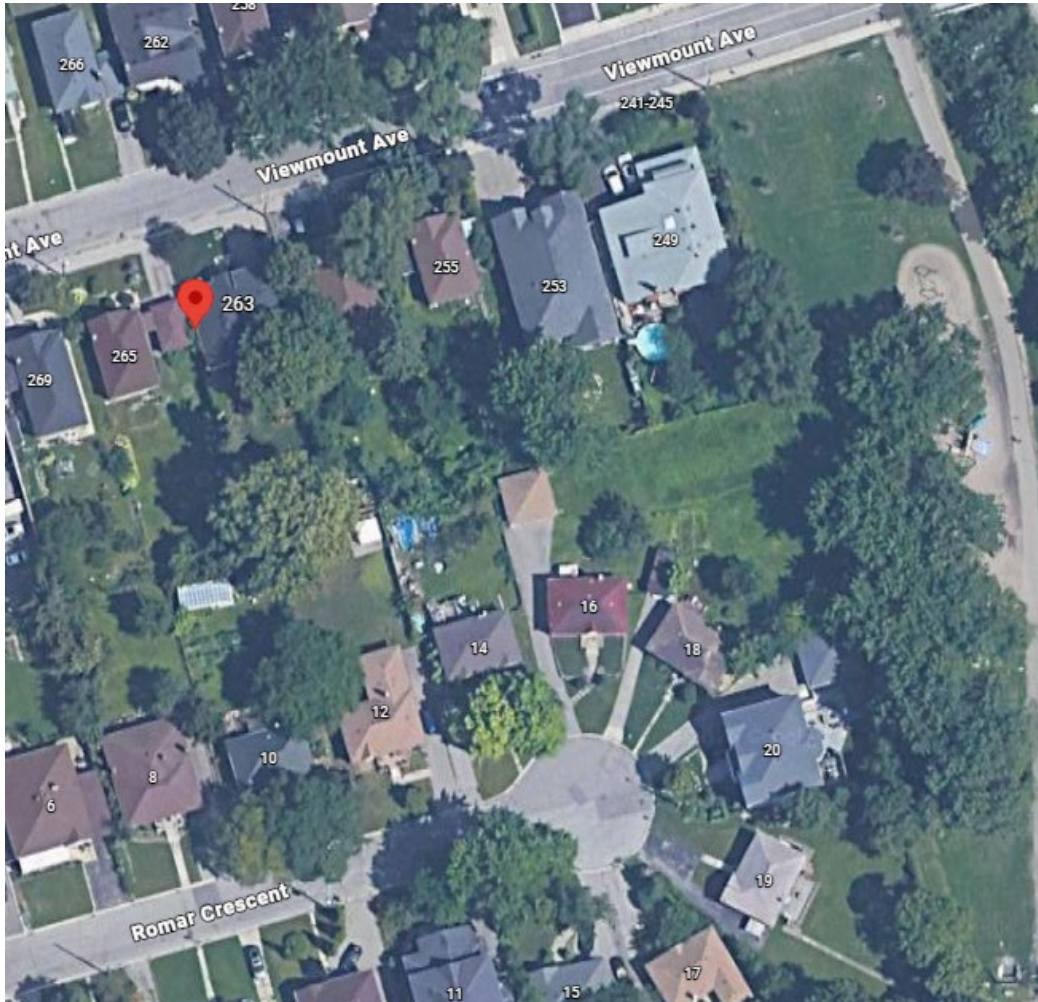
Anthony De Francesca
Deputy Chief Building Official and Director, Toronto Building

ATTACHMENTS

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

Attachments

1. Google Map



[illegible]

3. Applicant's Letter and photos

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May 8, 2026

ELECTRONIC SUBMISSION

Andrew Wild
Manager, Plan Review
Toronto Building

Cc: Anthony De Francesca

**RE: 253, 255, 259, and 263 Viewmount Avenue, and 12, 14, 16, and 18 Romar Crescent –
Demolition Permit Applications**

Dear Mr. Wild,

Osmington Gerofsky Development Corp. ("OGDC") is submitting this letter in support of a residential demolition permit application for 253, 255, 259, and 263 Viewmount Avenue, and 12, 14, 16, and 18 Romar Crescent (the "Site"), which currently consists of eight existing detached dwellings. The Site is subject to a redevelopment proposal that delivers 1,060 new housing units, anticipated to be purpose-built rental, to an area well-served by existing higher-order transit. The proposal features an on-site parkland conveyance that expands Benner Park, a geothermal system for the heating and cooling of the building, and over 30% two- and three-bedroom units.

On March 2, 2026, the Ontario Land Tribunal (case no. OLT-25-000121) issued the written disposition approving the proposed Official Plan Amendment and Zoning By-law Amendment to permit the redevelopment of the site in principle, based on City Council's approval of the settlement offer on October 8, 2025. An associated Site Plan Control application (25 250965 NNY 08 SA) was also submitted and deemed complete on December 17, 2025.

OGDC is preparing the site work needed to begin shoring and excavation in Q1 2027, including the installation of the geothermal borefield. The installation of the borefield is on the critical path for construction and requires the entirety of the Site to be cleared in a timely manner to allow for drill rigs to mobilize and complete the drilling work in advance of shoring and excavation works, and permitting for the same. As such, the project may be materially delayed should demolition permits not be secured in a timely manner. In addition, the Site must be cleared to facilitate the conveyance of the on-site parkland to the City, including the necessary improvements to bring the park to base park condition prior to the conveyance.

The demolition work will be conducted in compliance with Municipal Code Chapter 417 on Dust Control and Mitigation. The Dust Control and Mitigation measures implemented during the demolition work have been outlined in the Dust Control and Mitigation Plan which was submitted as a supporting document for the Demolition Permit Application.

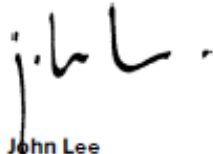
Following demolition, the site will be safely graded and enclosed with secure fencing along the property boundary to protect pedestrians. This fencing will remain in place prior to and throughout the geothermal works.

The Site is also subject to a Rental Housing Demolition Application, 24 191529 NNY 08 RH, which was conditionally approved by the City per the Notice of Decision issued on April 16, 2026. This approval allows for the demolition of all eight existing residential units, including three existing rental dwelling units, once the conditions in the Notice of Decision are met. Currently, two of the eight existing dwellings are vacant, and the tenants in the remaining six dwellings have received notices in accordance with the terms of the Section 111 agreement.

We have discussed the demolition application with the local Councillor (DM Mike Colle) as well as City staff at Community Planning and Housing and there are no issues with releasing the demolition permits once the conditions for the Rental Housing Demolition Application have been satisfied and a Notice of Preliminary Approval has been issued.

Please do not hesitate to contact the undersigned should you have any questions.

Yours truly,



John Lee
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12 Romar Cres



14 Romar Cres



16 Romar Cres and Garage



18 Romar Cres and Garage



253 Viewmount Ave



255 Viewmount Ave



259 Viewmount Ave



263 Viewmount Ave