

Residential Demolition Application – 3386, 3388, 3390, 3392, 3394, 3396 & 3398 Bayview Ave and 32 Brenham Cres.

Date: June 8, 2026
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building
Ward: 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 Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article 6 “Demolition Control”, the applications for the demolition of eight single family dwellings at 3386, 3388, 3390, 3392, 3394, 3396 & 3398 Bayview Ave and 32 Brenham Cres. are being referred to the North York Community Council to consider as a building permit has not been issued for a replacement building.

North York Community Council may impose conditions, if any, to be attached to the demolition permit.

RECOMMENDATIONS

The Toronto Building Division recommends that the North York Community Council give consideration to the demolition applications for 3386, 3388, 3390, 3392, 3394, 3396 & 3398 Bayview Ave and 32 Brenham Cres. and decide to:

1. Refuse the application to demolish the vacant residential building because there is no permit application to replace the building on the site; or
2. Approve the application to demolish the vacant residential building without any conditions; or

3. Approve the application to demolish the vacant residential building 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 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

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

DECISION HISTORY

No History.

COMMENTS

On April 27, 2026, Toronto Building received a demolition permit application to demolish eight existing detached single family residential houses located including and between 3386, 3388, 3390, 3392, 3394, 3396 & 3398 Bayview Ave. and including 32 Brenham Cres.

The developer is seeking to demolish eight structures to facilitate development and maintain their project scheduling. Seven of these would be demolished immediately, with the eighth, 3396 Bayview Avenue, being demolished at a date yet to be determined.

The intention is that the land remain vacant until a planned mixed-use redevelopment is ready to proceed. Seven of the eight properties are currently sitting vacant with hydro disconnected. 3396 Bayview Avenue is still tenanted and fully serviced and will be vacated in December 2026.

The most recent Rezoning Application seeking approval for 50 – 4 Storey Townhomes was submitted November 6, 2024. The Official Plan and Zoning By-law Amendment subsequently appealed to the Ontario Land Tribunal, which issued a decision approving the redevelopment in July 2024. The Site Plan Control Application is under review.

CONTACT

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SIGNATURE

Anthony De Francesca
Director and Deputy Chief Building Official
Toronto Building
North York District

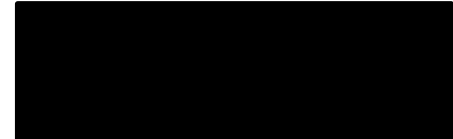
ATTACHMENTS

1. Request letter and Pictures
2. Survey

Attachment 1: Request letter and Pictures. (Double click on document to access all pages)



May 28, 2026



Mr. Andrew Wild
Manager, Plan Review – Small Buildings
Toronto Building – Etobicoke Office
North York Civic Centre
5100 Yonge Street, 1st Floor
Toronto, Ontario M2N 5V7

Re: Permit Application: 26 150748 DEM 00 DM (3386 Bayview Ave.)
Permit Application: 26 150773 DEM 00 DM (3388 Bayview Ave.)
Permit Application: 26 150788 DEM 00 DM (3390 Bayview Ave.)
Permit Application: 26 150804 DEM 00 DM (3392 Bayview Ave.)
Permit Application: 26 150809 DEM 00 DM (3394 Bayview Ave.)
Permit Application: 26 150824 DEM 00 DM (3396 Bayview Ave.)
Permit Application: 26 150835 DEM 00 DM (3398 Bayview Ave.)
Permit Application: 26 150845 DEM 00 DM (32 Brenham Cres.)

We have filed the above referenced demolition permits on behalf of the owners of the comprehensive land holding. Each municipal address is currently occupied by a detached residential dwelling. We are seeking approval of the applications in the absence of replacement building permits and understand this is to be considered by North York Community Council. In support of the approval of the applications, the following is provided:

Reason for the demolition permit requested prior to the building permit being issued

- Demolition will permit the erection of a sales centre to market the development in advance of the issuance of building permits;
- Advancing demolition at this stage will enable early site preparation works, including site clearing, grading, and servicing coordination, which are necessary to support construction readiness following Site Plan approval and subsequent building permit issuance;
- Given the scale and nature of the proposed development, early demolition is critical to maintaining project timelines, reducing potential construction constraints, and ensuring efficient coordination of future works;
- Early demolition will enable order to comply with required government funding timelines to construct the townhouse dwellings in a timely manner; and,
- Retaining the existing structures during the ongoing approvals process would present logistical challenges and may delay the delivery of the proposed housing.

City services provided to the building

- Hydro services have been disconnected from all but 3396 Bayview Avenue which is currently occupied by an existing tenant;

Attachment 2: Survey.

SCALE 1:200

