

Residential Demolition Application – 33 Granlea Road

Date: June 11, 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 Section 33 of the Planning Act and the City of Toronto Municipal Code, Ch. 363, Article 6 "Demolition Control," the application for the demolition of an existing detached house at 33 Granlea Road 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, Plan Review, recommends that the North York Community Council give consideration to the demolition application for 33 Granlea Road and decide to:

1. Refuse the applications to demolish the detached dwelling at 33 Granlea Road because there is no permit to replace the building on the site; or,
2. Approve the applications to demolish the detached dwelling at 33 Granlea Road without conditions; or
3. Approve the applications to demolish the detached dwelling at 33 Granlea Road 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 March 26 and 27, 2025, City Council adopted Official Plan Amendment and Zoning By-law Amendment Applications for the lands municipally known as 2810-2816 Bayview Avenue. As part of the approval, Council directed the owner to obtain a suitable site for parkland dedication.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.NY21.3>

COMMENTS

On June 8, 2026, Toronto Building received applications to demolish the existing detached house at 33 Granlea Road. A replacement building permit application has not been made.

In a letter dated June 6, 2026, the Owner's authorized agent, A-O Bayview Inc., state that there is no proposed replacement building for this site as the lands are being conveyed to the City as parkland in order to satisfy the S.42 parkland dedication obligations of the development located at 2810-2816 Bayview Avenue. The existing detached dwelling is currently occupied with a tenant and is expected to vacate the property by August 28, 2026. Services are still connected to the dwelling. The current Owner, Qide Chen, has authorized the demolition prior to the conveyance to the City.

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 demolition, a justification letter supplied by the Owner's authorized agent is attached here as Attachment 4.

CONTACT

Selva Panchanatham, P. Eng
Plan Review Manager, Large and Complex
Toronto Building
City of Toronto
Tel: (416) 392-7627
Email: Selva.Panchanatham@toronto.ca

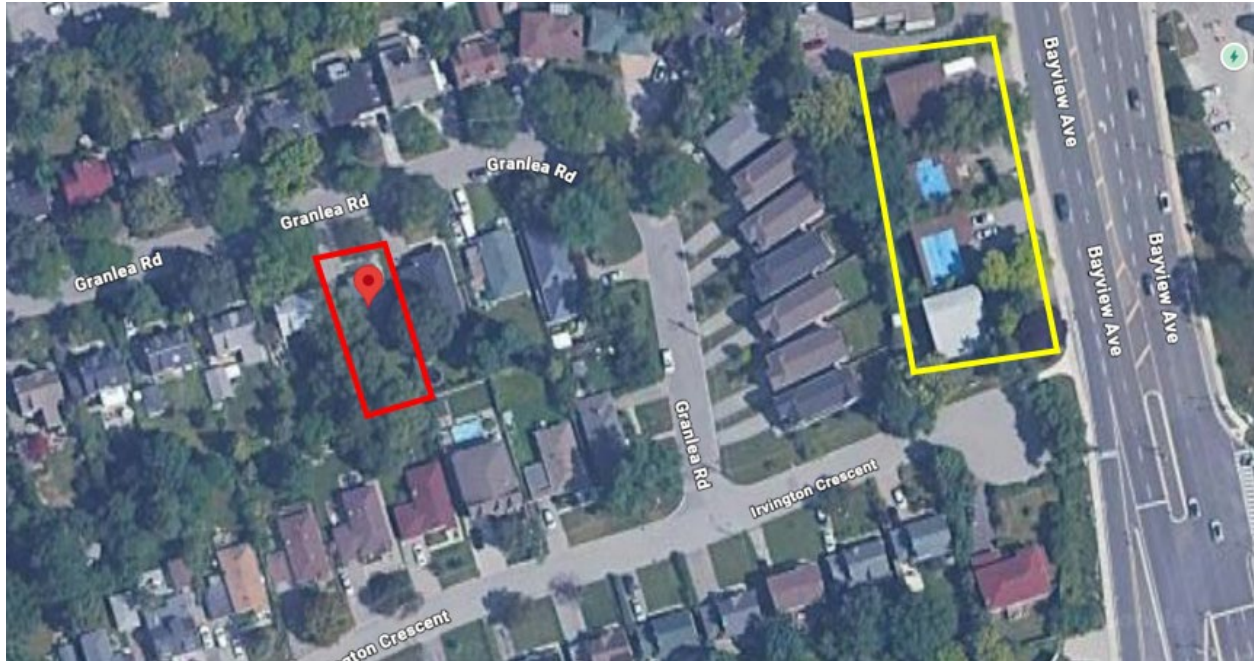
SIGNATURE

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

ATTACHMENTS

Attachment 1:	Location Map
Attachment 2:	Site Plan
Attachment 3:	Street Photos
Attachment 4:	Justification Letter
Attachment 5:	Owner's Letter of Acknowledgement

Attachment 1: Location Map



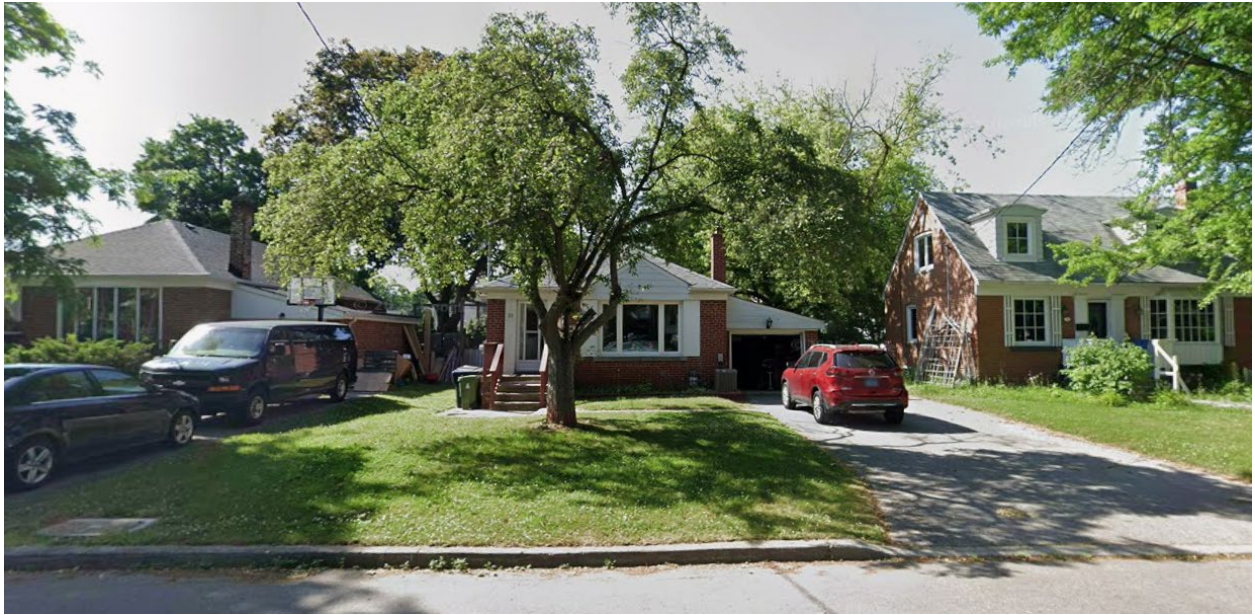
NOTE:

Demolition site identified in Red.

Associated development identified in Yellow.

[illegible]

Attachment 3: Street Photos



Attachment 4: Justification Letter

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A-O Bayview Inc.
920 Yonge Street, Suite 1000
Toronto, ON, Canada M4W 3C7
T 416-362-5177
E info@ogdc.ca

June 6, 2026

ELECTRONIC SUBMISSION

Selva Panchanatham
Manager, Plan Review
Toronto Building

Cc: Brian Caradonna

RE: 33 Granlea Road – Demolition Permit Application

Dear Mr. Panchanatham,

A-O Bayview Inc. is submitting this letter in support of a residential demolition permit application for 33 Granlea Road ("33 Granlea"), which currently consists of a single detached dwelling. A-O Bayview Inc. is making this application on behalf of the current owner of 33 Granlea, who has entered into an agreement of purchase and sale with A-O Bayview Inc. as the purchaser. A-O Bayview Inc. will have vacant possession of 33 Granlea once the transaction closes.

A-O Bayview Inc. has agreed to convey 33 Granlea to the City of Toronto as an off-site parkland dedication to satisfy the parkland requirement for 2810-2816 Bayview Avenue (the "Bayview Site"). The planned redevelopment of the Bayview Site was approved by City Council on March 31, 2025 (item no. 2025.NY21.3). Upon completion, the redevelopment of the Bayview Site will result in the delivery of 475 new purpose-built rental housing units, including over 40% two- and three-bedroom units.

The conveyance of the off-site parkland is required prior to the first above-grade building permit for the Bayview Site. As part of its parkland obligations for the Bayview Site, A-O Bayview Inc. has agreed to bring 33 Granlea to base park condition, which includes demolition, servicing, grading, and other improvements. Given the progress that has been made on the Bayview Site, the demolition of 33 Granlea in a timely manner is required to allow for the other improvements to be completed to facilitate the conveyance to the City.

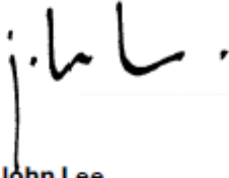
The demolition work will be conducted in compliance with Municipal Code Chapter 417 on Dust Control and Mitigation. The Dust Control and Mitigation measures implemented during the demolition work have been outlined in the Dust Control and Mitigation Plan which was submitted as a supporting document for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

Following demolition, 33 Granlea will be safely graded and enclosed with secure fencing along the property boundary to protect pedestrians. This fencing is intended to remain in place beyond the conveyance; it will remain until the park block is ultimately completed.

We have discussed the demolition application with the local Councillor (Lily Cheng) as well as City staff at Community Planning and Parks and there are no issues with releasing the demolition permits at this time.

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

Yours truly,

A handwritten signature in black ink, appearing to read 'j.lee', with a vertical line extending downwards from the 'j'.

John Lee

Senior Director, Design and Development

T: (416) 362-5177

E: jlee@ogdc.ca

Attachment 5: Owner's Letter of Acknowledgement

DigiSign Verified - ddbbac5b-a397-4f74-a5dd-df09d7f356b0

A-O BAYVIEW INC.

Date: June 11th, 2026

To: Selva Panchanatham
Manager, Plan Review
Toronto Building - SCC_LCB Stream
City of Toronto

Delivered by: Email

Attention: Demolition Permit Application Recipient

Re: Letter of Authorization for the Submission of Documents on behalf of the Owner

To Whom It May Concern,

I, Qide Chen, the current owner on Title of the municipal property known as 33 Granlea Rd in North York hereby authorize Cosmin Ionescu of A-O Bayview Inc. to communicate with and provide documentation of all kinds to the City of Toronto and the City's Divisions, including Toronto Water Division on my behalf.

Furthermore, I confirm that the aforementioned property will be completely vacated on August 28th, 2026.

If you have any questions or concerns, please don't hesitate to contact me at my email address yemin700000@gmail.com.

Sincerely,

Qide Chen

X *QIDE Chen* 01/16/2026, 01:09:53 PM -0504

33 Granlea Rd
North York, ON
M2N 2Z6