

Residential Demolition Application- 33, 35, 37, 39 and 41 Henning Avenue

Date: June 18, 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 five residential buildings at 33, 35, 37, 39 and 41 Henning Avenue 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 33, 35, 37, 39 and 41 Henning Avenue 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

Demolition applications were submitted to Toronto Building for the demolition of residential buildings located 33, 35, 37, 39 and 41 Henning Avenue.

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 except for 37 Henning Avenue all remaining residential buildings are vacant. All utility services remain connected, except for 33 and 35 Henning Avenue where all services (hydro, gas and water) have already been disconnected.

The Owner intends to redevelop the site with three mixed used towers (34, 35 and 37 stories) and a future public parkland. The proposed development will contain 1,596 residential units 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 as the vacant residential buildings have been subject to

vandalism and break-ins and to avoid unreasonable delay in ability to demolish the properties on the Parkland until Council reconvenes in 2027.

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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Plan Review Manager
City of Toronto
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E-mail: Sam.Sarkhosh@toronto.ca

SIGNATURE

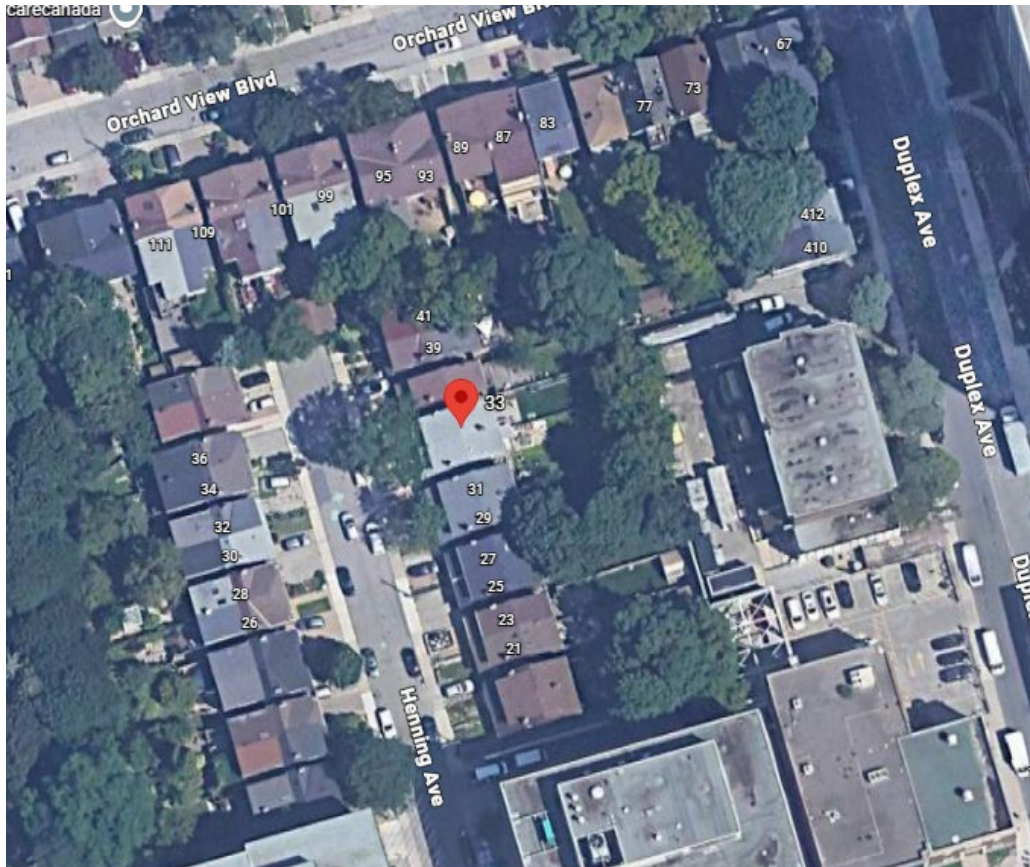
Anthony De Francesca
Deputy Chief Building Official and Director, Toronto Building

ATTACHMENTS

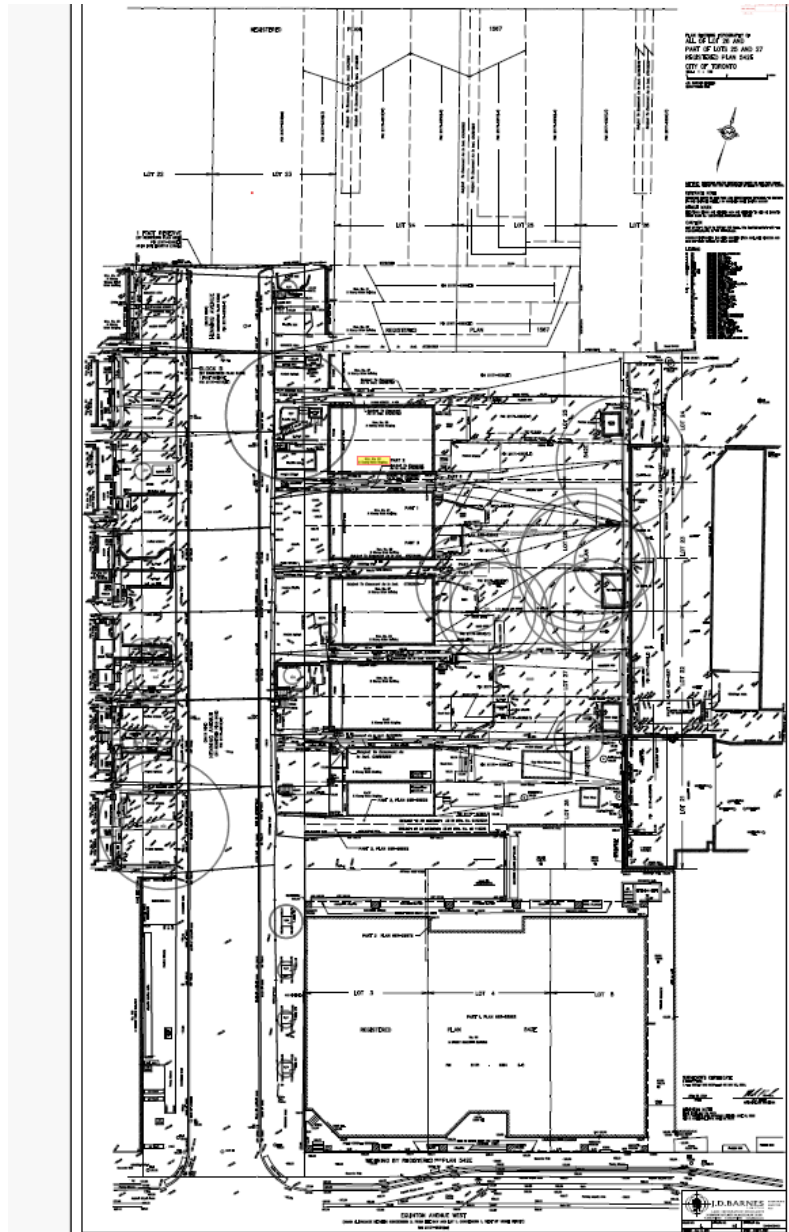
1. Google Map
2. Site Plan
3. Applicant's letter and photos

Attachments

1. Google Map



2. Site Plan



3. Applicant's Letter and photos

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June 17, 2025

Toronto Building – North York District
North York Civic Centre
5100 Yonge St, 1st fl.
Toronto, Ontario
M2N 5V7

**Re: Residential Demolition Permit (without Replacement Building)
33, 35, 37, 39 and 41 Henning Avenue, Toronto**

**Related City File Nos: 24 135591 NNY 08 OZ, 23 176474 NNY 08 OZ,
20 126681 NNY 08 SA & 23 179321 NNY 08 SA**

On behalf of 27 Henning Avenue limited (the "Owner"), we are submitting a Residential Demolition Permit Application for the lands municipally known as 33, 35, 37, 39 and 41 Henning Avenue (the "Properties") in the City of Toronto. We respectfully request that Community Council approve this application to demolish existing residential buildings without a replacement building permit.

We understand that Section 363-6.3 of the Municipal code prohibits the demolition of a residential property without a replacement building permit, however, the Properties are subject to redevelopment and is located within a future development block as per the Council-adopted settlement for 50-90 Eglinton Avenue West and 17-41 Henning Avenue (the "Approved Settlement").

As a matter of background, City Council adopted the Approved Settlement for the Official Plan Amendment and Zoning By-law Amendment applications (File Nos. 24 135591 NNY 08 OZ and 23 176474 NNY 08 OZ) on November 13th, 2024, that permits a total of three (3) mixed-use towers on the properties known as 50-90 Eglinton Avenue West and 21-41 Henning Avenue ("the Approved Development"). To clarify, two (2) mixed-use towers will be provided on the properties municipally known as 50-90 Eglinton Avenue West and 17-19 Henning Avenue (the "Eglinton Lands"), one (1) residential tower will be provided on the properties municipally known as 21-35 Henning Avenue (the "Henning Lands") and a future public park will be provided on the properties municipally known as 37-41 Henning Avenue

(the "Parkland"). The Block Plan of the Approved Development, endorsed by Council through the Approved Settlement, is enclosed hereto as Schedule A.

The related Site Plan Applications (File Nos. 20 126681 NNY 08 SA and 23 179321 NNY 08 SA) for the two-tower mixed-use development on the Eglinton Lands and the single tower residential tower on the Henning Lands, are currently under review.

As the Properties subject to this request for Residential Demolition Approval are existing semi-detached residential properties that are subject to an Approved Settlement to facilitate redevelopment of a larger site, with a three-tower mixed-use development and future public parkland. Accordingly, there will be no infill replacement building permits issued for the Properties.

On April 2, 2025, North York Community Council approved the Residential Demolition Application for the southern portion of the Approved Development, including the Eglinton Lands and a portion of the Henning Lands. Accordingly, 17, 21, 23, 25, 27, 29 and 31 Henning Avenue have since been demolished.

Given the upcoming municipal election and break in Community Council meetings, we are requesting that the Residential Demolition Permit for all the Properties be granted to avoid an unreasonable delay in the issuance of demolition permits.

To note, 33 & 35 Henning Avenue (the "Vacant Properties") are currently vacant, and all services (hydro, gas, water) have been disconnected. The Vacant Properties will be demolished and form part of the Henning Lands to facilitate the single-tower development on these lands. Accordingly, demolition permits applications have been made to Buildings for these properties (Permit Nos. 25 167778 DEM 00 DM and 25 167823 DEM 00 DM). These vacant homes have been subject to vandalism and break-ins with the rear yard being utilized for illegal and illicit activities. It is important that the Vacant Properties be demolished to ensure no future impacts to public and community safety.

37, 39 and 41 Henning Avenue, being the future Parkland as part of the Approved Settlement, will not be subject to any future building permit applications. Given the upcoming Council break, it is imperative that the ability to demolish the existing building on these properties be provided at the July 7th, 2025 North York Community Council meeting, which is the last meeting of the year. If the Residential Demolition Permit is not granted at this meeting, there

will be an unreasonable delay in ability to demolish the properties on the Parkland until Council reconvenes in 2027.

For clarity, only 37 Henning Avenue is currently tenanted, with a vacancy date of October 31, 2026. Services are currently connected and will be disconnected following vacant delivery of the property, and prior to a demolition permit being issued. As has been observed on this project and others in the City, vacant properties quickly become a community safety risk due to break-ins and illicit activities.

We trust that the above information provides satisfactory justification for the approval of the Residential Demolition Application (without Replacement Building) for the Properties, being 33, 35, 37, 39, and 41 Henning Avenue. Photos of all the Properties are enclosed hereto as Schedule B.

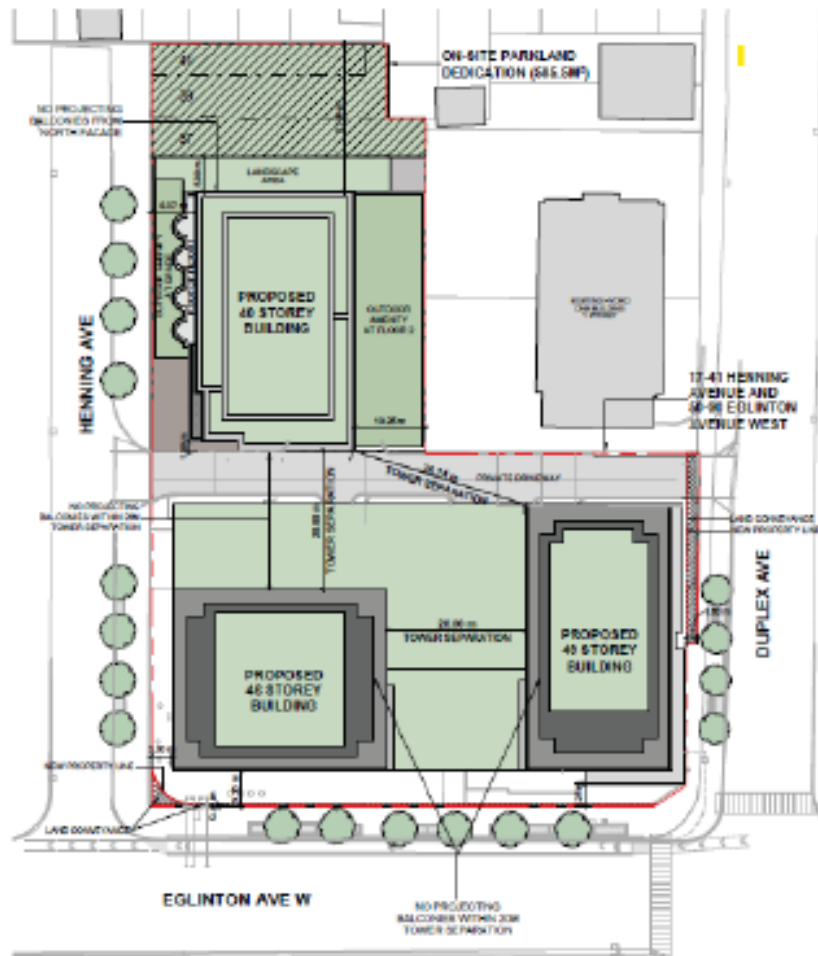
Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

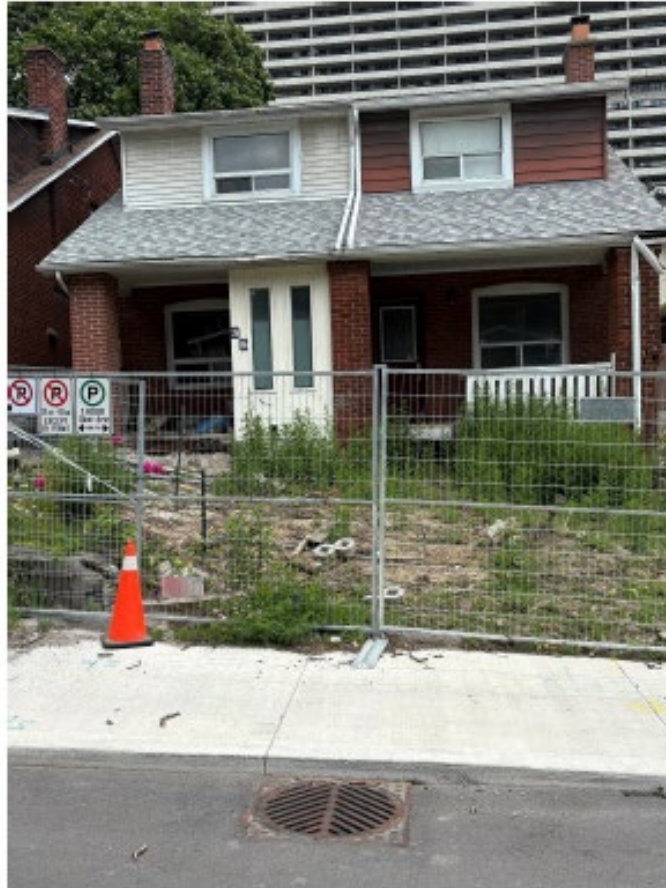


Christina Glass
Senior Manager, Planning and Development

Schedule A – Block Plan



Schedule B – Site Photos



33 and 35 Henning Avenue, properties to be demolished as part of the future single-tower redevelopment on the Henning Lands.

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37, 39, and 41 Henning Avenue, properties to be demolished as part of the future Parkland.