

## **Residential Demolition Applications - 954 and 956 Broadview Avenue**

**Date:** June 5, 2023  
**To:** Toronto and East York Community Council  
**From:** Director and Deputy Chief Building Official, Toronto and East York District, Toronto Building  
**Wards:** Ward 14 (Toronto – Danforth)

### **SUMMARY**

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This staff report is about a matter for which the Toronto and East York Community Council has delegated authority to make a final decision.

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code, Chapter 363, Article 6 "Demolition Control," the applications for the demolition of a two-storey semi-detached building at 954 and 956 Broadview Avenue (Applications No. 22 240841 DEM 00 DM and 22 240834 DEM 00 DM respectively) are referred to the Toronto and East York Community Council for consideration to refuse or grant the applications, including any conditions, to be attached to the permit applications because demolition of the semi-detached residential building will result in the loss of two residential units. Two demolition permits are required as the building occupies two municipal addresses (954 and 956 Broadview Avenue).

### **RECOMMENDATIONS**

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The Director and Deputy Chief Building Official, Toronto and East York District, Toronto Building, recommends that the Toronto and East York Community Council give consideration to the demolition applications for 954 and 956 Broadview Avenue, which will result in the loss of two residential units, and decide to:

1. Refuse the applications to demolish the vacant two-storey semi-detached building because the building will no longer be used for the same use; or
2. Approve the applications to demolish the vacant two-storey semi-detached building without any conditions; or
3. Approve the applications to demolish the vacant two-storey semi-detached building with any conditions identified by Community Council.

## **FINANCIAL IMPACT**

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There are no financial impacts to the City resulting from the adoption of any recommendations contained in this report.

## **DECISION HISTORY**

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There is no City Council, or Community Council decision history for these properties.

There is history for 958 Broadview Avenue.

<https://www.toronto.ca/legdocs/mmis/2022/cc/bgrd/backgroundfile-223480.pdf>

<https://www.toronto.ca/legdocs/mmis/2021/te/bgrd/backgroundfile-163365.pdf>

## **COMMENTS**

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Currently, there is a vacant two-storey semi-detached building located at 954 and 956 Broadview Avenue, containing a total of two dwelling units. On December 19, 2023, the property owner submitted applications for the demolition of the vacant buildings at 954 and 956 Broadview Avenue to construct a proposed 14 storey residential building to be located at 958, 956 and 954 Broadview Avenue (the re-development proposal for the Estonian House site). As such, the demolition applications for the two-storey semi-detached building would result in the loss of two residential units.

On April 26, 2023, Toronto Building received an email from the owner (see Attachment 1) requesting that Toronto and East York Community Council consider approval for the demolition of the two-storey semi-detached residential building without replacement building permits in place.

Under Site Plan Approval Application No. 21 249739 STE 14 SA, the owner is proposing to construct a new 14 storey mixed use building having a total gross floor area of 13,128 square metres including 169 square metres of non-residential floor area and 13,128 square metres of residential gross floor area. A total of 183 residential units are proposed: 99 one-bedroom, 65 two-bedroom and 19 three-bedroom units. The proposal would retain and adaptively re-use a property designated under Part IV of the Ontario Heritage Act at 958 Broadview Avenue. There are 79 vehicle parking spaces proposed in two underground levels and 188 bicycle parking spaces. The development will be comprised of the existing properties where the Estonian House (958 Broadview Avenue) and the semi-detached dwellings to the south (956 and 954 Broadview Avenue) are located.

## **CONTACT**

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Andrew Wild, Manager, Plan Review, Toronto Building - Toronto & East York District;  
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[andrew.wild@toronto.ca](mailto:andrew.wild@toronto.ca)

## **SIGNATURE**

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Bill Stamatopoulos  
Director & Deputy Chief Building Official, Toronto Building  
Toronto and East York District

## **ATTACHMENTS**

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1: Email from Owner

## Attachment 1: Email from Owner

**From:**  
**To:** [Andrew Wild](#)  
**Cc:**  
**Subject:** [External Sender] 954 and 956 Broadview Demolition request 22 240841 DEM 00 DM and 22 240834 DEM 00 DM  
**Date:** April 26, 2023 4:47:29 PM  
**Attachments:** [image001.png](#)  
[954-956 Broadview Site Plan.pdf](#)  
[954-956 City Council Decision 2022-04-06 CC42.10.pdf](#)  
[954-956 Broadview Boundary Topo Survey.pdf](#)  
[954-956 Broadview Zoning By-law 167-2023\(OLT\).pdf](#)  
[954-956 Broadview Demolition Request 2023-04-26.pdf](#)

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Hi Andrew,

I was in touch with Patrick who flagged the requirement for Council approval (delegated to TEYCC) for the demolition of 954 and 956 Broadview, as they have previously contained residential dwellings and will not have replacement buildings. As such, kindly find the attached letter requesting such approval, along with a few supporting documents.

I've copied \_\_\_\_\_ in case there is any support you need from Community Planning on this matter. Please also feel free to reach out to me for any additional information. I trust this can be reported on at TEYCC in May or June 2023 so we can remain on track to commence demolition activities this summer.

Many thanks,

**DiamondCorp**

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[www.diamondcorp.ca](http://www.diamondcorp.ca)

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