

Residential Demolition Applications - 954 and 956 Broadview Avenue

Date: June 12, 2023
To: Toronto and East York Community Council
From: Bill Stamatopoulos, Director and Deputy Chief Building Official, Toronto Building
Wards: Ward 14 (Toronto – Danforth)

SUMMARY

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, Ch. 363, Article 6 "Demolition Control," the applications for the demolition of a two vacant 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 dwellings. Two demolition permits are required as the building occupies two municipal addresses (954 and 956 Broadview Avenue).

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, Toronto and East York District 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 dwellings, 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 both the two-storey semi-detached buildings 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

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

DECISION HISTORY

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

Currently, there is a vacant two-storey semi-detached residential building at 954 and 956 Broadview Avenue containing a total of two residential 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 dwellings.

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 dwelling 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

Andrew Wild, Manager, Plan Review, Toronto Building - Toronto & East York District;
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andrew.wild@toronto.ca

SIGNATURE

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

ATTACHMENTS

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](#)

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

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