



REPORT FOR ACTION

Residential Demolition Applications at 19-21 Brownlow Avenue, 214-216 Soudan Avenue and 220-224 Soudan Avenue

Date: April 3, 2025

To: Toronto and East York Community Council

From: Deputy Chief Building Official and Director, Toronto and East York District

Wards: Ward 12 (Toronto-St. Paul)

SUMMARY

This staff report is regarding 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 the existing combination of semi-detached and detached houses at 19-21 Brownlow Avenue, 214-216 Soudan Avenue and 220-224 Soudan Avenue (Application Nos. 25 111634 DEM 00 DM, 25 111640 DEM 00 DM, 25 111650 DEM 00 DM, 25 111660 DEM 00 DM, 25 111691 DEM 00 DM, 25 111717 DEM 00 DM, and 25 111728 DEM 00 DM) are being referred to the Toronto and East York Community Council for consideration because Toronto Building received a request letter from the owner to demolish these buildings prior to the issuance of a replacement building permit.

RECOMMENDATIONS

The Deputy Chief Building Official and Director, Toronto Building, Toronto and East York District recommends that the Toronto and East York Community Council consider the applications for demolition at 19-21 Brownlow Avenue, 214-216 Soudan Avenue and 220-224 Soudan Avenue and decide to:

1. Refuse the applications to demolish the existing combination of semi-detached and detached houses at 19-21 Brownlow Avenue, 214-216 Soudan Avenue and 220-224 Soudan Avenue because there is no permit to replace the buildings on the site; or
2. Approve the applications to demolish the existing combination of semi-detached and detached houses at 19-21 Brownlow Avenue, 214-216 Soudan Avenue and 220-224 Soudan Avenue without any conditions; or

3. Approve the applications to demolish the existing combination of semi-detached and detached houses at 19-21 Brownlow Avenue, 214-216 Soudan Avenue and 220-224 Soudan Avenue 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On February 13, 2025, applications were submitted to the City by the applicant to demolish the houses at 19-21 Brownlow Avenue, 214-216 Soudan Avenue and 220-224 Soudan Avenue. On November 13, 2024, re-zoning application No. 24 238004 STE 12 OZ was submitted for a Zoning By-law Amendment for a 45-storey purpose built rental residential building containing 527 new dwelling units, and a total of 32,900.29 sq. m of residential gross floor area (GFA).

The request for the issuance of the demolition permits on Brownlow Avenue and Soudan Avenue, at this time, is to wholly secure and appropriately screen and guard the site and to alleviate concerns or risk that typically accompany vacant buildings such as trespassing, theft, arson or other potential safety matters. Please refer to the attached applicant letter (Attachment 2) for additional details, in which they also advise that the properties are currently vacant.

The existing buildings are not currently on the list of designated historical buildings.

The land is not within a Toronto and Region Conservation Authority regulated area.

CONTACT

Cedric Barrera, Manager, Plan Review, Toronto Building, Toronto and East York District. T (416) 392-7538 E-mail: Cedric.Barrera@toronto.ca

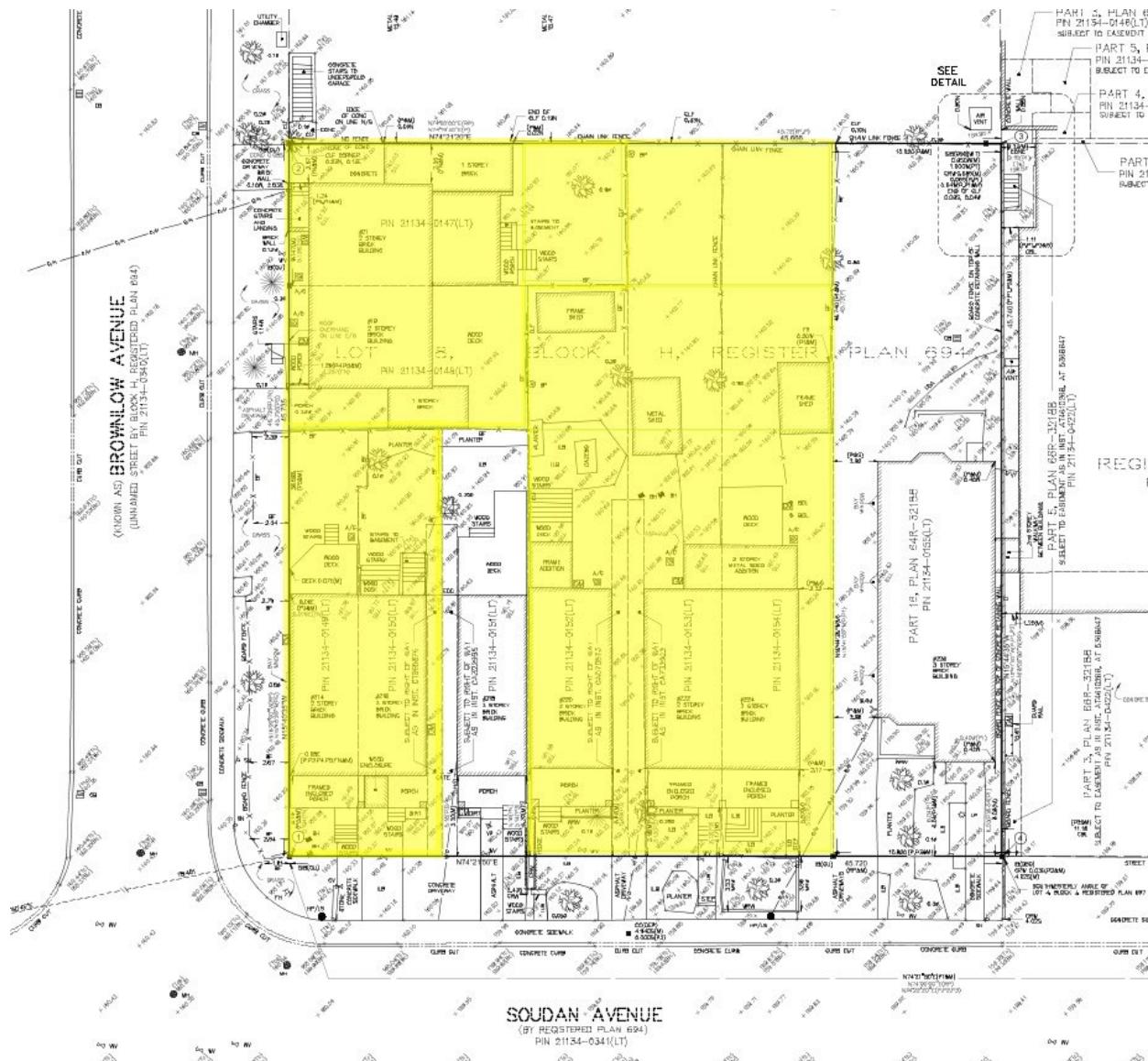
SIGNATURE

Natasha Barbini
Deputy Chief Building Official and Director, Strategic and City-Wide Priorities, Toronto Building, Toronto and East York District

ATTACHMENTS

1. Survey
2. Owner's Request Letter

Attachment 1: Survey



Attachment 2: Owner's Request Letter

March 26, 2025

Toronto Building Plan Examination
Toronto & East York
City Hall, 16th Fl., East Tower
Toronto, Ontario

Re: Request for Approval of Residential Demolition Permit Application Numbers
25 111634 DEM 00 DM (19 BROWNLOW AVE), 25 111640 DEM 00 DM (21 BROWNLOW AVE),
25 111650 DEM 00 DM (214 SOUDAN AVE), 25 111660 DEM 00 DM (216 SOUDAN AVE)
25 111691 DEM 00 DM (220 SOUDAN AVE), 25 111717 DEM 00 DM (222 SOUDAN AVE), and
25 111728 DEM 00 DM (224 SOUDAN AVE) Under the Authority of S.33 of the Planning Act

On behalf of Soudan Toronto Holdings Inc., the Owners of the properties collectively known as 19-21 Brownlow Avenue and 214 -226 Soudan Avenue (the "Site"), we are writing to respectfully request from Toronto and East York Community Council consideration to grant approval of the above-referenced (7) Residential Demolition applications in advance of a permit for a new replacement building.

The Site is occupied with a total of nine (9) residential buildings and structures that are to be demolished in the fullness of time to facilitate the development of a proposed 45 storey purpose-built rental apartment building containing 527 dwelling units. Application for Zoning Bylaw Amendment File No.: 24 238004 STE 12 OZ and Site Plan Application File No.: 22 180773 STE 12 SA are under review with City Planning at this time.

The demolition of the buildings listed above in advance of a replacement building permit would allow the bulk of the Site to be secured and appropriately screened and guarded. The existing vacant residential building(s) which could pose a risk to the local neighbourhood (trespassing, theft, arson or other potential safety matters) would be cleared and the lands vacated.

Lastly, given that we are also developing the site immediately to the north at 55-75 Brownlow Avenue with our partner, Menkes, we are looking to utilize portions of the Site for temporary access to the existing underground parking garage that serves the existing rental building and for construction staging while a rental replacement building is constructed immediately north of the existing rental building (specifically, encompassing the location where the vehicular access and parking garage ramp is currently located). This relocated vehicular ramp will allow the new building to be constructed without the need for the residents to vacate their homes in the existing rental building. They would simply move into the newly completed rental units once the new rental building is completed.

We respectfully request the subject Demolition Applications be placed on the agenda of the earliest available Toronto and East York Community Council Meeting to grant approval of the Demolition Permit Applications noted without a permit for a new replacement building for the reasons outlined above.

Thank you for your consideration on this matter, and should you require any additional information, please do not hesitate to contact *Jude Torsciani MCIP RPP* Senior Vice-President, Planning and Development, Menkes Developments Ltd. ~

Yours truly,