

## **Residential Demolition Applications - 218 and 226 Soudan Avenue**

**Date:** June 16, 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**

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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 detached houses at 218 and 226 Soudan Avenue (Application Nos. 25 111667 DEM 00 DM and 25 111730 DEM 00 DM) are being referred to the Toronto and East York Community Council for consideration to refuse or to grant the applications, including any conditions, to be attached to the demolition permit applications because Toronto Building received a request letter from the owner to demolish these buildings prior to the issuance of a replacement building permit.

### **RECOMMENDATIONS**

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The Deputy Chief Building Official and Director, Toronto and East York District recommends that the Toronto and East York Community Council consider the applications for demolition at 218 and 226 Soudan Avenue and decide to:

1. Refuse the applications to demolish the existing detached houses at 218 and 226 Soudan Avenue because there is no permit to replace the buildings on the site; or
2. Approve the applications to demolish the existing detached houses at 218 and 226 Soudan Avenue without any conditions; or
3. Approve the applications to demolish the existing detached houses at 218 and 226 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**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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On May 1, 2025, Toronto and East York Community Council approved the demolition of seven (7) of the residential buildings (Item TE22.8) that had already been vacated. Since this time, the remaining two residential buildings were vacant as of June 10, 2025. This application is for the consideration of Toronto and East York Community Council to permit the demolition of the two (2) remaining residential buildings on the site now that they have been vacated.

## **COMMENTS**

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On February 13, 2025, applications were submitted to the City by the applicant to demolish the existing detached houses at 218 and 226 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 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**

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

## **SIGNATURE**

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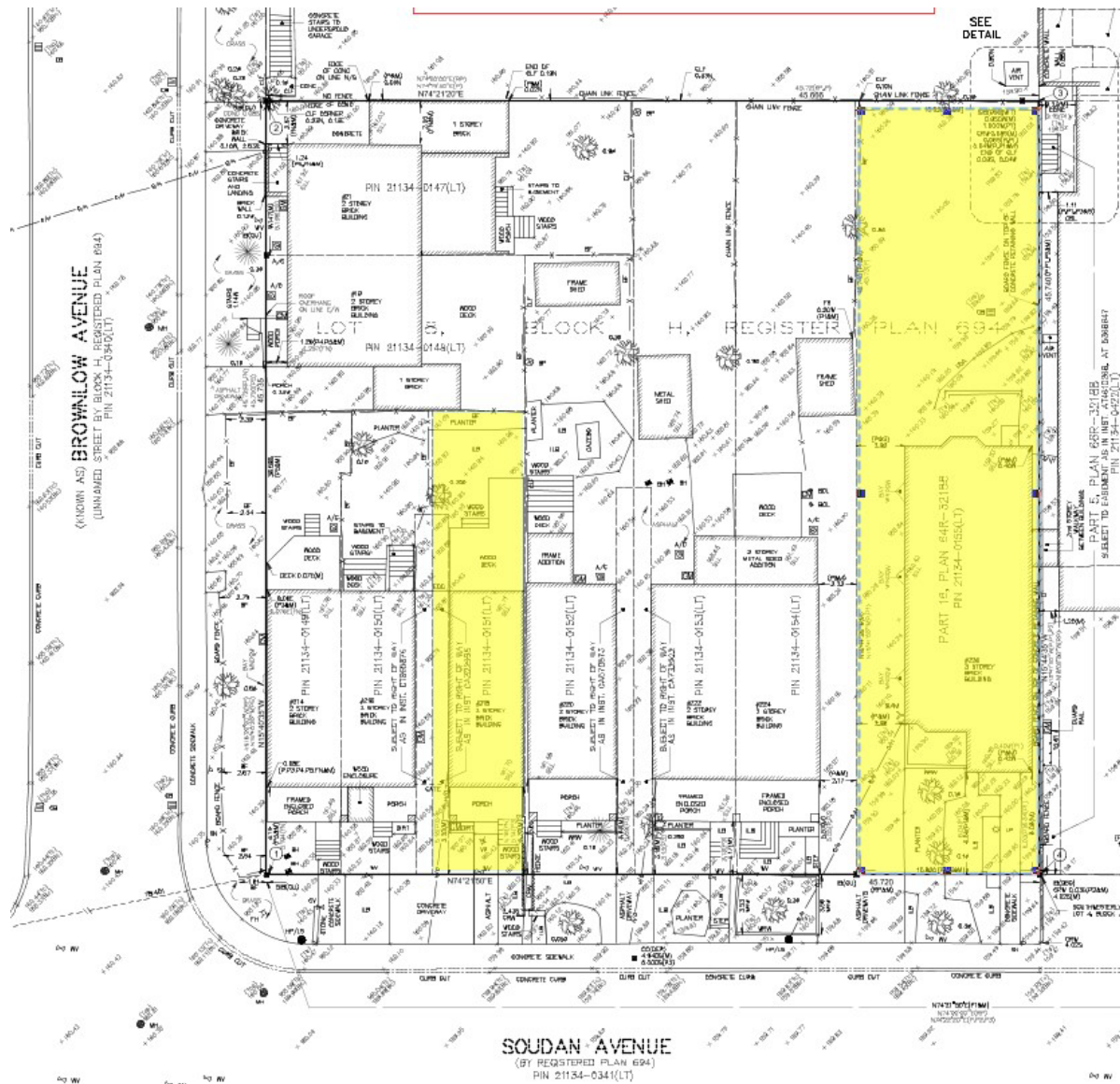
Natasha Barbini  
Deputy Chief Building Official and Director, Toronto and East York District

## **ATTACHMENTS**

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1. Survey
2. Owner's Request Letter

Attachment 1: Survey



## Attachment 2: Owner's Request Letter



June 12, 2025

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

**Attention: Cedric Barrera, Manager**

**Re: Request for Approval of Residential Demolition Permit Application Numbers  
25 111667 DEM 00 DM (218 SOUDAN AVE) and 25 111730 DEM 00 DM (226 SOUDAN AVE)  
Under the Authority of S.33 of the *Planning Act***

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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 (2) Residential Demolition applications in advance of a permit for a new replacement building.

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

On May 1, 2025 Toronto and East York Community Council approved the demolition of seven (7) of the residential buildings (Item TE22.8) that had already been vacated to allow for the service disconnections and preparations necessary for the bulk demolition over the site to be advanced. Since this time, the remaining two residential buildings were vacant as of June 10, 2025. This application is for the consideration of TEYCC to permit the demolition of the two (2) remaining residential buildings on the site now that they have been vacated.

The demolition of the two remaining buildings would allow the site to be wholly enclosed and the site appropriately screened and secured whereby the collective demolition of all of the buildings could be undertaken and the lands cleared. The demolition would allow for unencumbered access to the lands for construction staging and permits the arrangement to provide vehicular access to the site immediately to the north at 55- 75 Brownlow Avenue (as detailed in the Owner's previous request letter of March 26, 2025) to be perfected.

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  
Menkes Developments Ltd. Planning and Development,

Yours truly,