

Residential Demolition Application - 209 Avenue Road

Date: August 11, 2025

To: Toronto and East York Community Council

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

Wards: Ward 11 (University-Rosedale)

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 application for the demolition of the existing two storey mixed use building for parkland dedication at 209 Avenue Road (Application No. 25 171080 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration to refuse or grant the application, including any conditions, to be attached to the demolition permit application because Toronto Building received a request letter from the owner to demolish this building prior to the issuance of a replacement building permit.

RECOMMENDATIONS

The Deputy Chief Building Official and Director, Toronto and East York District recommends that the Toronto and East York Community Council consider the application for demolition at 209 Avenue Road and decide to:

1. Refuse the application to demolish the existing two storey mixed use building for parkland dedication at 209 Avenue Road because there is no building permit issued to replace the building on the site; or
2. Approve the application to demolish the existing two storey mixed use building for parkland dedication at 209 Avenue Road without any conditions; or
3. Approve the application to demolish the existing two storey mixed use building for parkland dedication at 209 Avenue Road 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 associated with this application.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

The applicant is currently progressing through a Site Plan Control application at 148-158 Avenue Road and 220-235 Davenport Road for a proposed 35-storey mixed use building containing 333 dwelling units and 487 square metres of non-residential gross floor area.

A zoning by-law amendment for this proposal was adopted by City of Toronto Council on July 19, 2023. Recommendation three and four of the approval requires that 209 Avenue Road and 207 Avenue Road, also owned by the applicant, are to be conveyed to the City for off-site parkland dedication.

On June 4, 2025, an application was submitted to the City by the applicant to demolish the existing two storey mixed use building at 209 Avenue Road. The parkland conveyance will satisfy the S.42 parkland dedication requirement and will partially satisfy the Community Benefits Charge requirement as an in-kind contribution. Issuance of this demolition permit is required for the applicant to satisfy the parkland dedication requirement required for the development proposal at 148-158 Avenue Road and 220-235 Davenport Road.

Please refer to the attached applicant letter (Attachment 2) for additional details, in which they also provide further context concerning the request for demolition at 209 Avenue Road.

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

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

CONTACT

Karthie Bremachandran, Manager, Plan Review, Toronto Building, Toronto and East York District. Telephone: (416) 392-4699; E-mail: Karthie.Bremachandran@toronto.ca

SIGNATURE

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

ATTACHMENTS

1. Survey
2. Owner's Request Letter

Attachment 2: Owner's Request Letter

July 31, 2025

Frank Labriola
Manager - Small Buildings
Plan Review
150 Borough Dr., 3rd Fl.
Scarborough, ON, M1P 4N7

RE: 25 171080 DEM 00 DM
209 Avenue Road

Dear Mr. Labriola,

The letter is to provide further context concerning the request for demolition at 209 Avenue Road. On June 6 2023, Toronto and East York Community Council approved a Zoning By-law Amendment Application for the lands located at 148-158 Avenue and 220-234 Davenport Road. Pursuant to recommendation 3 and 4 of the approval, the lands municipally known as 207 and 209 Avenue Road are to be conveyed to the City as an off-site parkland conveyance. This conveyance satisfies the requirements for parkland dedication pursuant to S.42 of the Planning Act. This conveyance is beyond the value of the S.42 parkland dedication requirements and is an in-kind contribution. We are currently in consistent communication with City Legal, Community Planning, and PFR to secure the in-kind contribution in an agreement which will be registered on title.

To facilitate the conveyance of the park, demolition of the existing building located at 209 Avenue Road is required. Upon completion of demolition, environmental remediation will be undertaken on the site followed by completion of a base park design. A demolition permit for 207 Avenue Road has already been issued by Toronto Buildings (25 155551 DEM 00 DM).

We cordially request that Toronto Buildings issue the demolition permit for 209 Avenue Road so the necessary works can begin on-site to deliver vital parkland to the City of Toronto.

Sincerely,

Tribute YEARS
communities 40

