

## **Residential Demolition Applications - 61-75 Brownlow Avenue**

**Date:** September 15, 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 block of (8) townhouses at 61-75 Brownlow Avenue (Application Nos. 24 230678 DEM 00 DM, 24 230690 DEM 00 DM, 24 230708 DEM 00 DM, 24 230661 DEM 00 DM, 24 230735 DEM 00 DM, 24 230742 DEM 00 DM, 24 230699 DEM 00 DM, and 24 230721 DEM 00 DM) are being referred to the Toronto and East York Community Council for consideration because Toronto Building received a request 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 61-75 Brownlow Avenue and decide to:

1. Refuse the applications to demolish the existing townhouses at 61-75 Brownlow Avenue because there is no permit to replace the buildings on the site; or
2. Approve the applications to demolish the existing townhouses at 61-75 Brownlow Avenue without any conditions; or
3. Approve the applications to demolish the existing townhouses at 61-75 Brownlow 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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There is no decision history for this property.

## **COMMENTS**

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On October 24, 2024, applications were submitted to the City by the applicant to demolish the block of (8) townhouses at 61-75 Brownlow Avenue. As described by the applicant, these are street front townhouses with (8) dwelling units. As noted on the Rental Housing declaration of use and screening form, the subject land does not have any rental units and therefore the demolition and conversion by-law, Chapter 667, does not apply to this proposal.

The Subject Site is part of a proposed residential apartment building as noted in Zoning Bylaw Amendment File No.: 21 203868 STE 12 OZ and Site Plan Application File No.: 21 203871 STE 12 SA. That proposal is for a residential building with two towers, 59 and 55 storeys, comprising 1,374 residential units, daycare facility and a gross floor area of 97,194 square metres, including proposed rental replacement.

The request for the issuance of the demolition permits at 61-75 Brownlow 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, save for one unit which hosts a custodial employee of the developer.

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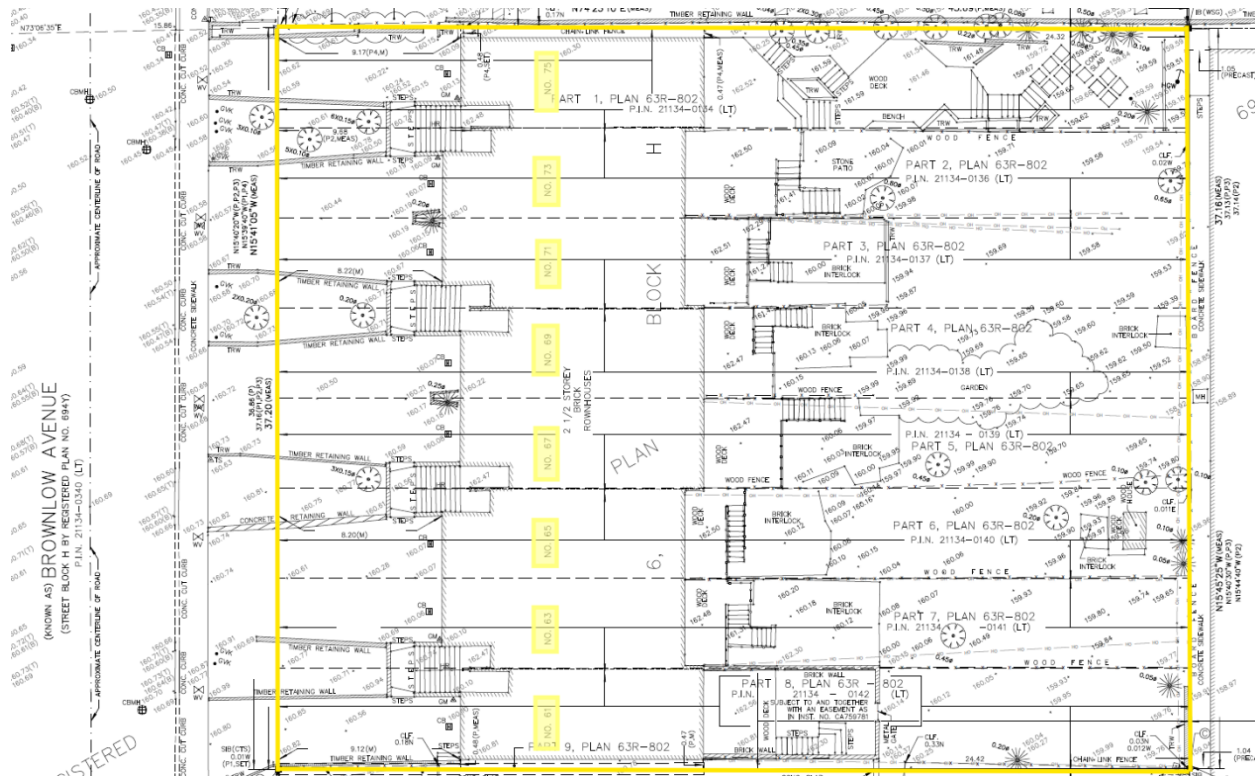
Natasha Barbini  
Deputy Chief Building Official and Director, Toronto and East York District

## **ATTACHMENTS**

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1. Survey
2. Owner's Request Letter

# Attachment 1: Survey



## Attachment 2: Owner's Request Letter

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### MENKES BROWNLOW INC.



September 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**

**24 230678 DEM 00 DM (61 BROWNLOW AVE), 24 230690 DEM 00 DM (63 BROWNLOW AVE),  
24 230708 DEM 00 DM (65 BROWNLOW AVE), 24 230661 DEM 00 DM (67 BROWNLOW AVE)  
24 230735 DEM 00 DM (69 BROWNLOW AVE), 24 230699 DEM 00 DM (71 BROWNLOW AVE)  
24 230742 DEM 00 DM (73 BROWNLOW AVE), and  
24 230721 DEM 00 DM (75 BROWNLOW AVE Under the Authority of S.33 of the Planning Act**

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On behalf of Menkes Brownlow Inc., the Owners of the properties collectively known as 55-75 Brownlow Avenue (the "Site"), we are writing to respectfully request from Toronto and East York Community Council consideration to grant approval of the above-referenced (8) 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 including one (1) rental residential apartment building located at 55 Brownlow Avenue and the eight (8) street front townhouse dwellings located 61-75 Brownlow Ave. As per the approval granted by City Council on June 27, 2024 via zoning By-law 642-2024, all of the existing buildings on the lands will be demolished in the fullness of time and the site redeveloped with two new rental residential apartment buildings, Buildings A and B, complete with a day care facility, and dedication of a portion of the lands to the City for a public park.

The dwelling units located in the existing apartment building will be replaced in the new development (in Building A) as per the requirements of Chapter 667 of the Toronto Municipal Code (TMC), terms of which will be secured with City Planning in related application 22 214672 STE 12 RH. A complete application for Site Plan Approval (file 21 203871 STE 12 SA) has been submitted to City Planning for the two buildings and demonstrates the provision of the replacement units (in Building A).

The existing townhouse units which have all been vacated, save for one unit which hosts a custodial employee of Menkes Brownlow Inc., are not subject to Chapter 667 of the TMC and do not form part of rental replacement application currently under review by City Planning. The residential unit occupied by the custodian will be vacated, as required prior to demolition.

The Owner has determined that by performing alterations to existing apartment to relocate a vehicular ramp and by demolishing the townhouses at this time, the site could be cleared sufficient to anticipate the final planning approval and prepare the site for Building A. Without the need to demolish the existing apartment building and require the residents of the apartment building to vacate, the existing building could be maintained in full operation while building A is completed.

Residents would only then vacate their homes and simply move into the newly completed units. It is only after such time that Building A is completed and the existing apartment building vacated that it would be demolished. A building permit to perform the alterations to the existing apartment building and facilitate this

arrangement has already been anticipated with the work proceeding via issued building permit 25 173041 BLD 00 BA.

By permitting the demolition of the eight (8) townhouses at this time in advance of a replacement building, the lands can be secured and screened, and prepared to receive the development with the construction of the replacement building containing the replacement units and conveyance of City parkland to proceed first. Similarly, the demolition would serve to eliminate any risk that a vacant residential building(s) might pose to the local neighbourhood (trespassing, theft, arson or other potential safety matter).

I 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. at Planning and Development,

Yours truly,