

Residential Demolition Application – 156 Brookdale Ave

Date: June 15, 2026
To: North York Community Council
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward 8 (Eglinton-Lawrence)

SUMMARY

This staff report is about a matter for which the North 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 an existing two storey detached house with a single dwelling unit at 156 Brookdale Ave is being referred to the North York Community Council for consideration because an objection letter from the community with concerns regarding the proposed construction has been received.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, North York District recommends that the North York Community Council give consideration to the demolition application for 156 Brookdale Ave, and decide to:

1. Approve the applications to demolish the two-storey detached house with single dwelling unit at 156 Brookdale Ave without any conditions; or
2. Approve the applications to demolish the two-storey detached house with single dwelling unit at 156 Brookdale Ave 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 May 14, 2026, an application was submitted by the applicant to demolish the existing two storey single unit detached house at 156 Brookdale Ave.

In support of the application for demolition, the applicant also applied for a replacement building permit which is currently under review for a proposed new detached dwelling with secondary suite.

Toronto Building received one objection letter dated June 1, 2026, outlining concerns of issuing the demolition permit for the existing detached dwelling as well as the proposed construction.

The concerns relate to the effect of the proposed demolition and construction on shared and adjacent conditions between 152 and 156 Brookdale Ave including potential interruption of access to or use of 152 Brookdale Ave such as that affecting use of the shared driveway, side door entrance, gate, patio, and garden area. In such cases, the Municipal Code requires the application to be referred to Community Council. Community Council does not have the authority to refuse the application.

The proposal is required to comply with the Building Code Act, Building Code, and any Applicable Law. This is confirmed through the demolitions permit review process.

The existing house is 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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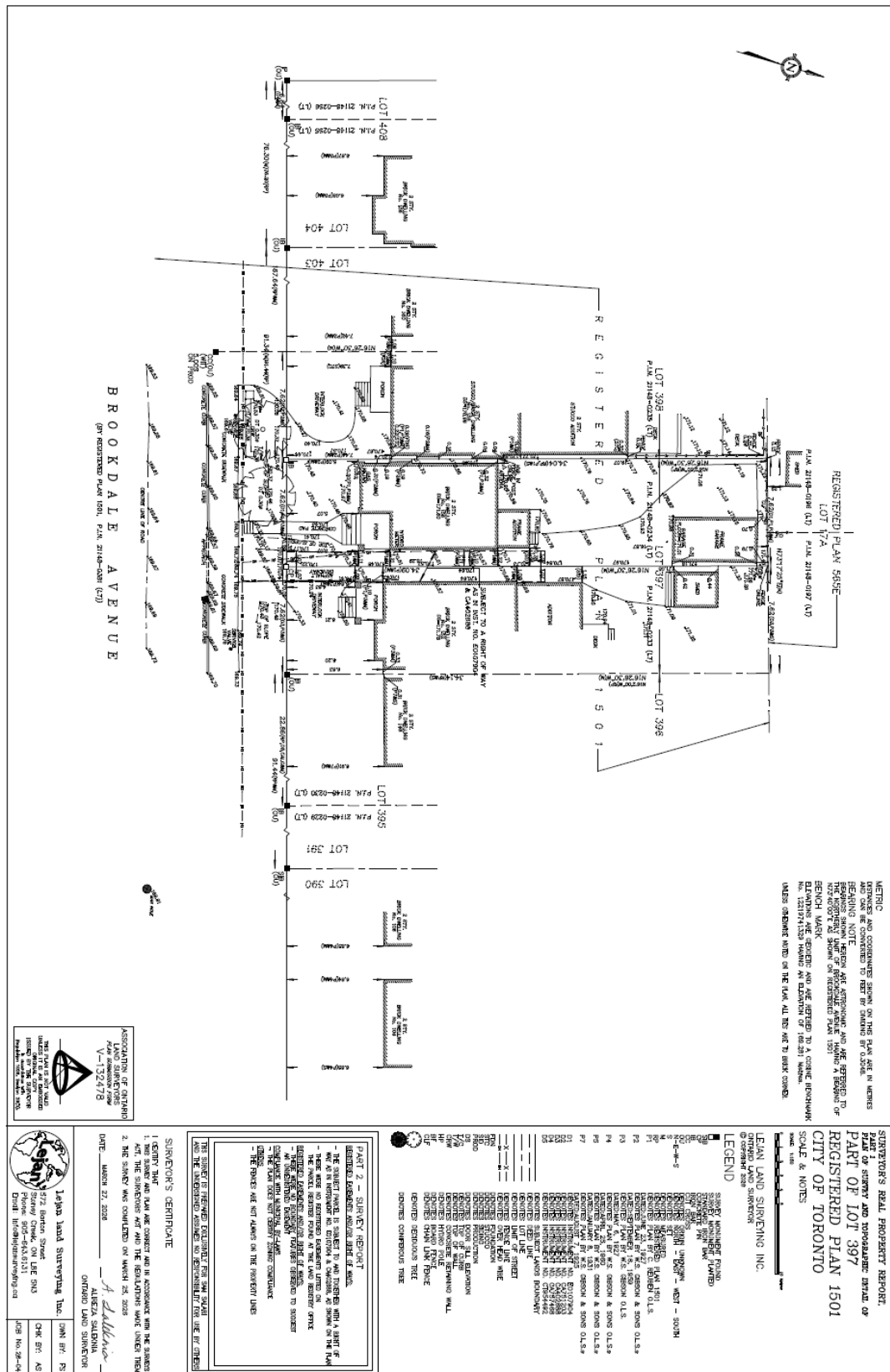
SIGNATURE

Anthony De Francesca
Director & Deputy Chief Building Official, Toronto Building
North York District

ATTACHMENTS

1. Existing property survey
2. Objection letter from owners of 152 Brookdale Ave.

1. Existing property survey



2. Objection letter from owners of 152 Brookdale Ave.

June 1, 2026

Director & Deputy Chief Building Official
Toronto Building, North York Division
5100 Yonge St. Toronto, ON M2N 5V7
BLDinquiries@toronto.ca

Dear Director / Deputy Chief Building Official,

Re: 156 Brookdale Avenue - Notice of Residential Demolition 26 160513 DEM 00 DM

As the owners of 152 Brookdale Avenue, the property next door to 156 Brookdale Avenue, we are providing these comments regarding the notice of demolition filed for 156 Brookdale Avenue on May 19, 2026. We understand that comments are to be submitted to you by June 2, 2026.

City records appear to show an application for demolition as well as related applications for a new detached dwelling with a secondary suite and related plumbing work. The purpose of this comment is to make the City aware of the shared and adjacent conditions between 152 and 156 Brookdale, both for the demolition stage and for any related work that may follow.

It is important that demolition activity at 156 Brookdale does not result in any interruption of access to or use of 152 Brookdale, or any damage, removal, or change to conditions affecting 152 Brookdale. The main concerns include:

- **Shared driveway access:** 152 and 156 Brookdale share a driveway. This access is important, including for charging our all-electric vehicle. In order to charge our vehicle, we must be able to park close to the charging unit (which lies at the foot of the front steps adjacent to the parking pad that lies immediately in front of our home). In the circumstances, parking our vehicle on the street is not a viable option. As a result, any interruption or blockage of the shared driveway would restrict our ability to access the necessary front parking pad and would thus seriously interfere with our access to and use of our property at 152 Brookdale.
- **Side door entrance:** We also access our property from a side door entrance using the shared driveway. Any interruption or blockage of the shared driveway will likely impede our access to the house from the side entrance.
- **Gate, patio, and garden area:** There is an existing gate between the properties, along with a patio and small garden area toward the rear. The gate is attached on both sides. The gate itself, and the existing patio and garden conditions, should be preserved and protected. Our access to the rear of our house, whether for our enjoyment or for contractors providing services is via the shared driveway. If the shared driveway is blocked, this will likely interfere with our use of and access to the property.

We have requested the proposed drawings on multiple occasions, including on April 20. To date, we have not been provided with any drawings, and it remains unclear what is planned beyond the demolition notice. Therefore, as a precaution, we are flagging these practical concerns now in the hope that no measures will be approved that fail to take into account our reasonable concerns as noted above.

Further comments may follow once more information is available.

Nothing in this comment should be taken as a waiver of our rights to protect 152 Brookdale from any damage, as well as our use of and access to the property.

Please provide us with the address and contact information for the owner and builder so that we may provide a copy of this letter to them also.

Please place these comments on the file and confirm receipt.

Sincerely,
Stephen Barker and Leslie Barker

