

Residential Demolition Application at 9 Silver Birch Avenue

Date: July 6, 2026

To: Toronto and East York Community Council

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

Wards: Ward 19 (Beaches-East York)

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 detached house at 9 Silver Birch Avenue (Application No. 26 169621 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration because Toronto Building received a request for demolition of property without 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 26 Ossington Avenue and decide to:

1. Refuse the application to demolish the existing detached house at 9 Silver Birch Avenue because there is no permit to replace the building on the site; or
2. Approve the application to demolish the existing detached house at 9 Silver Birch Avenue without any conditions; or
3. Approve the application to demolish the existing detached house at 9 Silver Birch 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 May 29, 2026, Toronto Building received a demolition permit application to demolish the existing detached house at 9 Silver Birch Avenue.

In a letter dated May 28, 2026, the applicant, BCMR Group Ltd, states that the proposed demolition is associated with the approved Committee of Adjustment Consent applications B0028/26TEY and B0029/26TEY, which permits the severance and lot additions to the two adjacent properties. The applicant advises that as part of the approved consent applications, the existing two-and-one-half-storey detached dwelling at 9 Silver Birch Avenue is proposed to be demolished and following demolition, the lands will be conveyed and added to the adjacent properties in accordance with the approved Committee of Adjustment decisions and registered reference plan.

Toronto Building is referring the application to the Toronto and East York Community Council Community Council because Chapter 363 requires Community Council approval for the demolition of residential buildings prior to the issuance of a replacement building permit.

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

The land is within a Toronto and Region Conservation Authority regulated area and a Toronto and Region Conservation Authority permit is required prior to the issuance of any building or demolition permits.

CONTACT

Alex Shemilt
Manager, Plan Review, Toronto Building, Scarborough District
Tel: (416) 395-0464, E-mail: Alex.Shemilt@toronto.ca

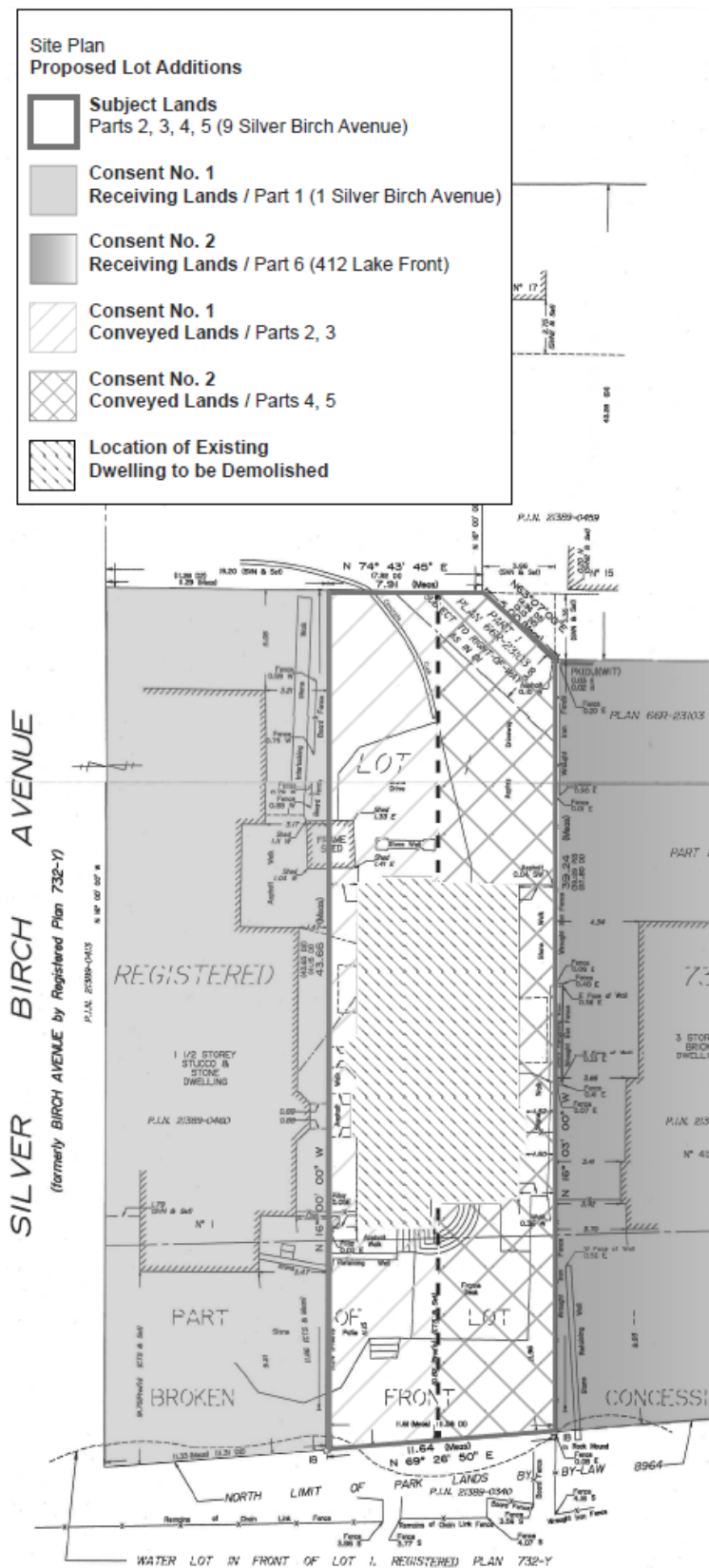
SIGNATURE

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

ATTACHMENTS

1. Survey
2. Applicant Request Letter

Residential Demolition Application - 9 Silver Birch Avenue



Attachment 2: Applicant Request Letter



May 28, 2026

City of Toronto
Toronto Building Division

Re: 9 Silver Birch Avenue – Demolition Permit Application

To Whom It May Concern,

Please accept this letter in support of the demolition permit application for the existing residential dwelling located at 9 Silver Birch Avenue, Toronto.

The proposed demolition is associated with approved Committee of Adjustment Consent Applications B0028/26TEY and B0029/26TEY, which permit the severance and lot additions to the two adjacent properties. As part of the approved consent applications, the existing two-and-one-half-storey detached dwelling at 9 Silver Birch Avenue is proposed to be demolished.

Following demolition, the lands will be conveyed and added to the adjacent properties in accordance with the approved Committee of Adjustment decisions and registered reference plan.

Please let us know if any additional information or documentation is required in support of this application.

Sincerely,

Brett Vukets

BCMR Group Ltd.

416.351.0776
bcmrgroup.com
12 Madison Ave
Toronto ON CA
M 5 R 2 S 1