

## **Residential Demolition Application 511 Conlins Road**

**Date:** October 15, 2020  
**To:** Scarborough Community Council  
**From:** Deputy Chief Building Official and Director  
Toronto Building, Scarborough District  
**Wards:** Ward 25 - Scarborough-Rouge Park

### **SUMMARY**

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This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

In accordance with city wide residential demolition control under the Toronto Municipal Code Ch.363, under the authority of Section 33 of the Planning Act, the application for the demolition of the existing single family detached dwelling at 511 Conlins Road is referred to the Scarborough Community Council to refuse or to grant the application as a building permit has not been issued for a replacement building.

If the Scarborough Community Council grants issuance of the demolition permit, it may impose conditions if any, to be attached to the demolition permit.

### **RECOMMENDATIONS**

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The Deputy Chief Building Official & Director, Toronto Building, Scarborough District recommends that the Scarborough Community Council:

1. Refuse the application to demolish the single family detached dwelling because there is no permit for a replacement building on the site; or
2. Approve the application to demolish the single family detached dwelling without any conditions; or
3. Approve the application to demolish the single family detached dwelling with the following conditions:

- a. That construction fences be erected in accordance with the provisions of the Municipal Code, Chapter 363, 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 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 September 09, 2020, an application to demolish the single family detached dwellings at 511 Conlins Road was submitted by Conlins Enclave Inc. on behalf of the owner. They are seeking to demolish the existing single family detached dwelling located at 511 Conlins Road.

In a letter submitted requesting the demolition permit, the owner states that the subject single family detached dwellings are currently vacant and services disconnected.

A Rezoning application (16-240218-ESC-44-0Z) was submitted for 511 Conlins Road in 2016 to allow for 19 Single detached homes. City of Toronto passed the associated Zoning By-law(s) 1141-2018 and 1142-2018 on July 27, 2018. The rezoning application was completed in 2019.

A Draft Plan of subdivision application (16-240263-ESC-44-SB) was submitted in 2016 for 511 Conlins Road. Draft Plan of subdivision application was approved on October 2018 with conditions.

In a letter submitted requesting the demolition permit the applicant is seeking to demolish the existing single family detached dwelling in order to construct a new public road, bring city services to the lot line and fulfil conditions outlined in the Draft Plan of Subdivision approval.

The application for the demolition has been circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor. The existing building is not designated a historical building.

The demolition application is being referred to the Scarborough Community Council because the building proposed to be demolished contains a residential dwelling unit and there are no replacement building permits to be issued at this time. In such cases, Chapter 363 of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

### **Site and Surrounding Area**

The subject property is located, on the East side of 511 Conlins Road and North of Highway 401 (Macdonald–Cartier Freeway).

### **CONTACT**

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Diana Yacoub, T (416) 392-7927  
E-mail: [Diana.Yacoub@toronto.ca](mailto:Diana.Yacoub@toronto.ca)

### **SIGNATURE**

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Bill Stamatopoulos  
Deputy Chief Building Official and Director  
Toronto Building, Scarborough District

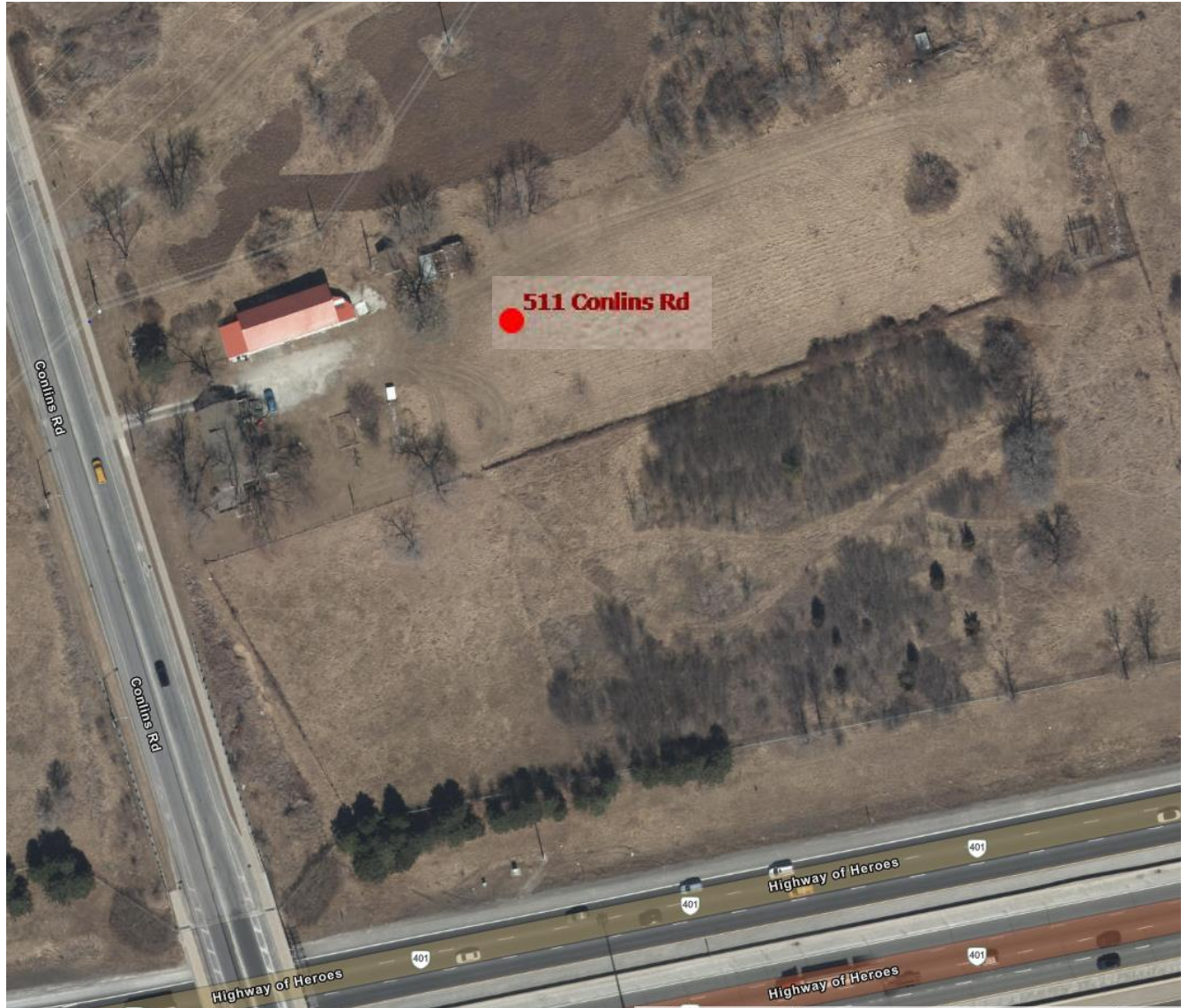
### **ATTACHMENTS**

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1. Site Plan
2. Photo
3. Letter from applicant



**Attachment 2: Photo**



**Attachment 3: Letter from Applicant (1 of 1)**

Conlins Enclave Inc  
77 Cedar Ridge Road, Stouffville,  
ON, L4A 2H6  
[www.thebloomfieldgroup.ca](http://www.thebloomfieldgroup.ca)

September 28, 2020  
Attention: Planning Manager

Dear Sir/Madam,

This is a request to demolish the house located at 511 Conlins Road, Scarborough. This property has been draft plan approved for 19 single detached homes. In order to obtain building permit the draft plan conditions have to be satisfied. One of the major condition is to build a new public road and bring city services to the property line. To construct the road, storm and sanitary sewers the existing house to be removed.

The existing house is unoccupied and city services have been disconnected.

Subdivision agreement for this development has been approved. The servicing design has been approved by city of engineering and Toronto Water. We are expecting to commence servicing construction once we have the demolition permit. Servicing and road construction will take about four months. We are targeting to register the subdivision and obtain building permits by march 2021. The 19 single detached home construction will start in April 2021 and conclude by April 2022.

Please feel free to contact Selva Chelliah at 416 617 9909 for any further question.

I appreciate your expedited assistance to obtain demolition permit.

Regards,

*selva chelliah*  
Selva Chelliah, BASc  
Director  
Conlins Enclvae Inc.