

Residential Demolition Application – 278 Scarborough Golf Club Road

Date: March 24, 2021
To: Scarborough Community Council
From: Deputy Chief Building Official and Director, Toronto Building,
Scarborough District
Wards: Ward 24 - Scarborough-Guildwood

SUMMARY

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

In accordance with Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article II “Demolition Control”, the application for the demolition of a dwelling at 278 Scarborough Golf Club 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

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

1. Refuse the application to demolish the residential building at 278 Scarborough Golf Club Road because there is no permit to replace the building on the site;
or
2. Approve the application to demolish the residential building at 278 Scarborough Golf Club Road without conditions; or
3. Approve the application to demolish the residential building at 278 Scarborough Golf Club Road with the following conditions:

- a) that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, 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 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

The City of Toronto Municipal Code [Chapter 363, Article II “Demolition Control” Subsection D (1)] requires that the application be referred to Scarborough Community Council for consideration if no building permits are issued to erect replacement buildings on the property.

COMMENTS

On February 19, 2021, an application to demolish a dwelling at 278 Scarborough Golf Club Road was submitted on behalf of the owner, Metrolinx.

In a letter submitted requesting the demolition permit, Metrolinx states that it is demolishing the subject vacant dwelling currently located at 278 Scarborough Golf Club Road as an enabling works for the future grade separation (road under rail) of Scarborough Golf Club Road, which is part of the larger Lakeshore East Central Metrolinx project. This project is a multi-location project being undertaken to help increase service and improve safety across the GO Transit Lakeshore East corridor.

Priestly Demolition Inc. is the authorized agent to obtain the service disconnections and cap of all utilities servicing/municipal sewer and water at the property line. Disconnections are underway and are expected to be completed by May 2021, in advance of demolition of the structures.

The building was acquired in spring 2017 and has been vacant since acquisition.

The application for the demolition of the dwelling 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 is a residential building and there are no replacement building permits to be issued. In such cases, Chapter 363 Article II of the City of Toronto Municipal Code requires Scarborough Community Council to issue or refuse the demolition permit.

Site and Surrounding Area

The subject property is located on the west side of Scarborough Golf Club Road, north of Elm Street. The subject property is zoned (RD) Residential Detached with exception 408 in City-wide Zoning By-law 569-2013 and zoned as Single-Family Residential with no exceptions in the Scarborough Zoning By-law (Scarborough Village Community) Zoning By-law 10010.

CONTACT

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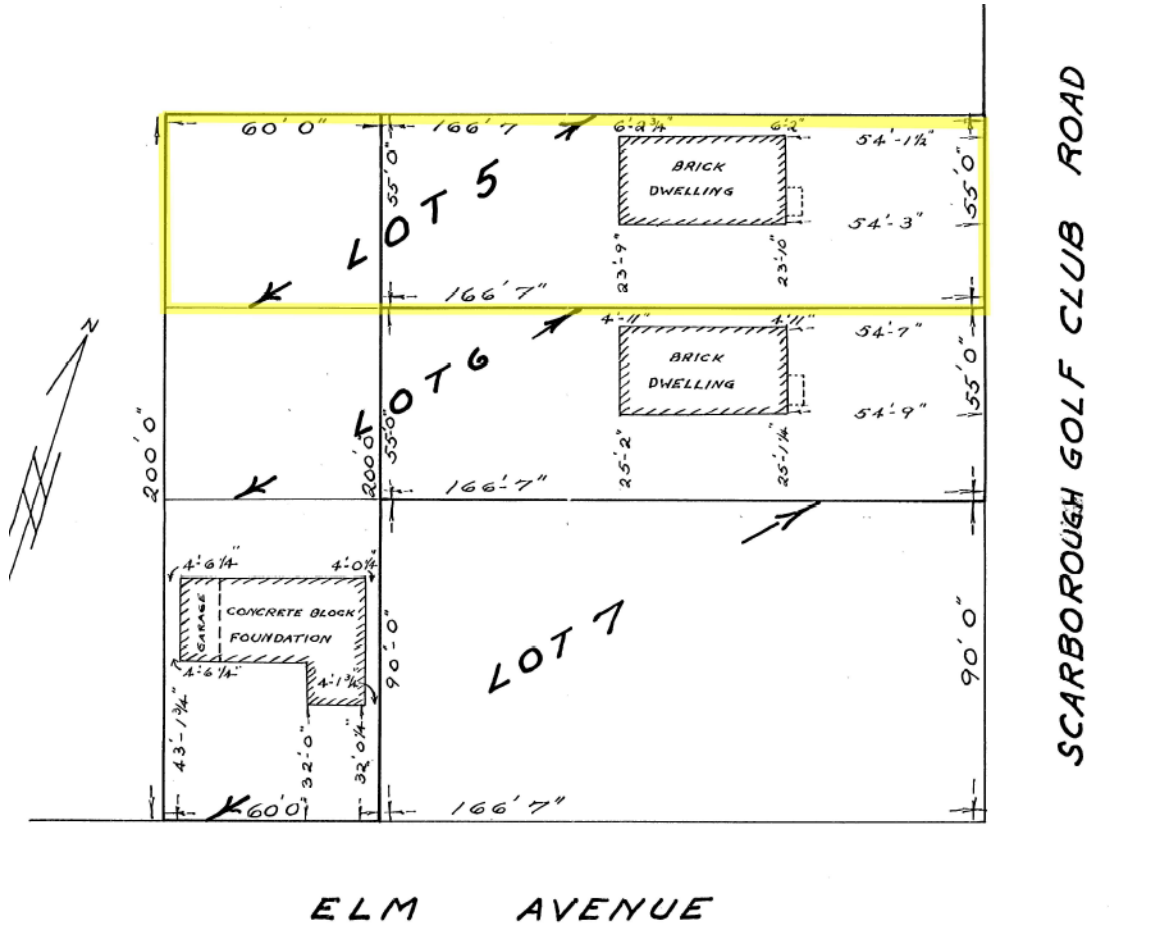
SIGNATURE

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

ATTACHMENTS

1. Site Plan
2. Photo
3. Map
4. Letter from Applicant

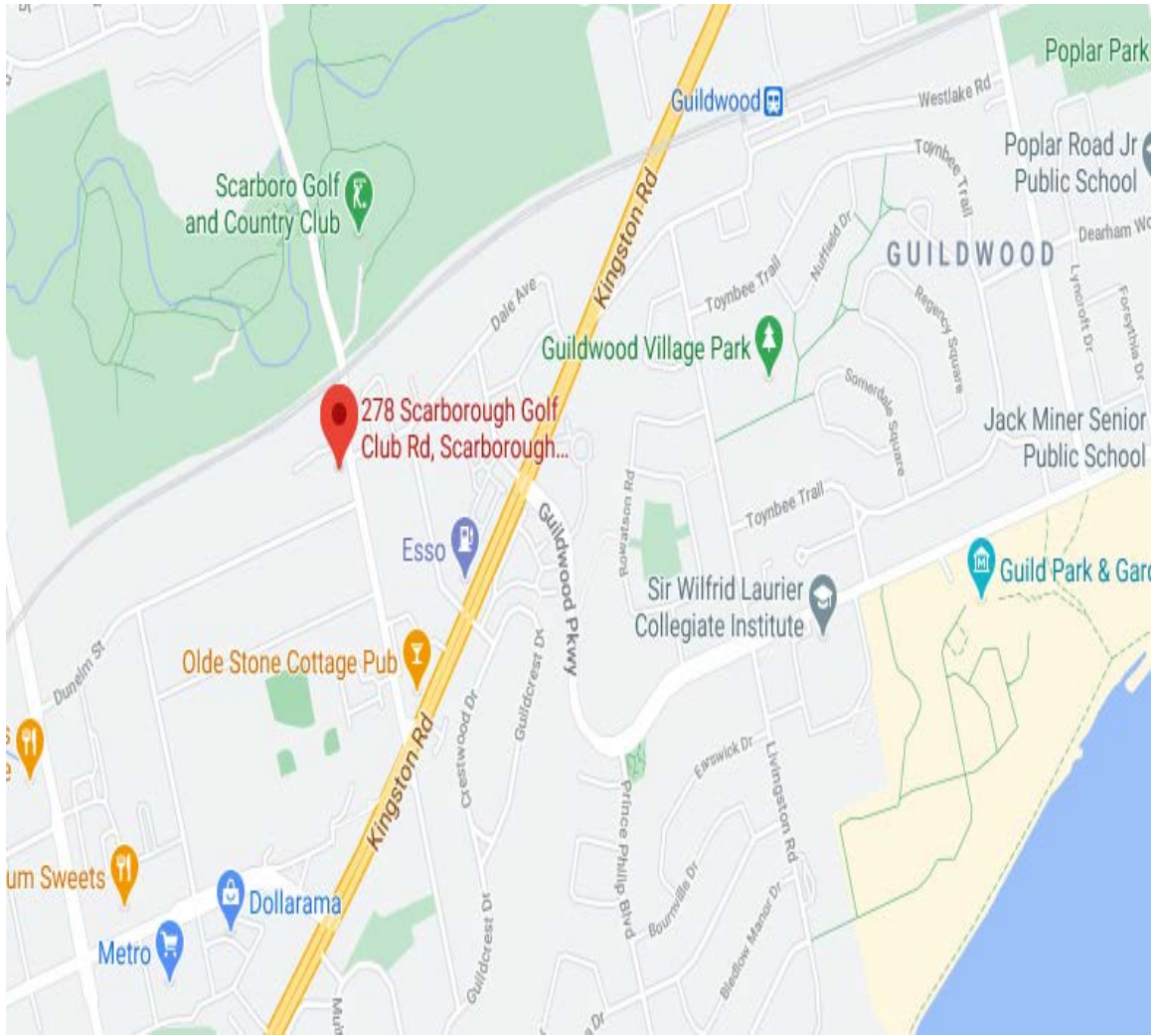
Attachment 1: Site Plan



Attachment 2: Photo



Attachment 3: Map



Attachment 4: Letter from Applicant

February 11, 2021

To City of Toronto Building Department:

Re: Future Use of 276 & 278 Scarborough Golf Club Road and Demolition Permits

Metrolinx has awarded the contract for demolition of its buildings at 276 & 278 Scarborough Golf Club Road to Priestly Demolition Inc.

The two buildings were acquired in fall 2016 and spring 2017 and have been vacant since acquisition. The buildings are being demolished as an enabling works for the future grade separation (road under rail) of Scarborough Golf Club Road, which is part of the larger Lakeshore East Central project. This project is a multi-location project being undertaken to help increase service and improve safety across the GO Transit Lakeshore East corridor.

Priestly Demolition Inc. has the permission of Metrolinx to be its authorized agent and to obtain the service disconnections of all utilities servicing the properties. Disconnections are underway and are expected to be completed by May 2021, in advance of demolition of the structures.

Sincerely,

Tom Curtis
Manager, Realty Portfolio
Metrolinx
Tom.curtis@metrolinx.com