

Residential Demolition Application - 87 Galloway Rd

Date: September 29, 2022

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 6.3, Subsection D(1) "Demolition Control", the application for the demolition of a dwelling at 87 Galloway Rd 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 87 Galloway Rd because there is no permit to replace the building on the site; or
2. Approve the application to demolish the residential building at 87 Galloway Rd without conditions; or
3. Approve the application to demolish the residential building at 87 Galloway Rd with the following conditions:

- a) that a construction fence 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 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

An application to demolish a dwelling at 87 Galloway Rd was submitted on behalf of the owner, Metrolinx.

In a letter submitted requesting the demolition permit, the owner states that the site is adjacent to the first at grade rail crossing east of Guildwood GO/VIA Station. They propose to demolish this dwelling to facilitate the construction of a grade separation as part of the GO Expansion Program.

The property contains one single family dwelling, which is currently vacant.

Services to the property have not been disconnected, but they are proposed to be disconnected at the time of demolition.

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 6 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 Galloway Rd., south of Kingston Rd. The subject property is zoned Residential RS (f18.0; a610) (x125) in City-wide Zoning By-law 569-2013 and zoned as Single Family (S-2-24-30-35-45-51-64-91-92 or T-10-24-35-46-51-70-92) in Scarborough West Hill Community Zoning By-law.

CONTACT

Paul Dhir
Manager, Plan Review
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SIGNATURE

Nick Samonas
Deputy Chief Building Official and Director
Toronto Building, Scarborough District

ATTACHMENTS

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

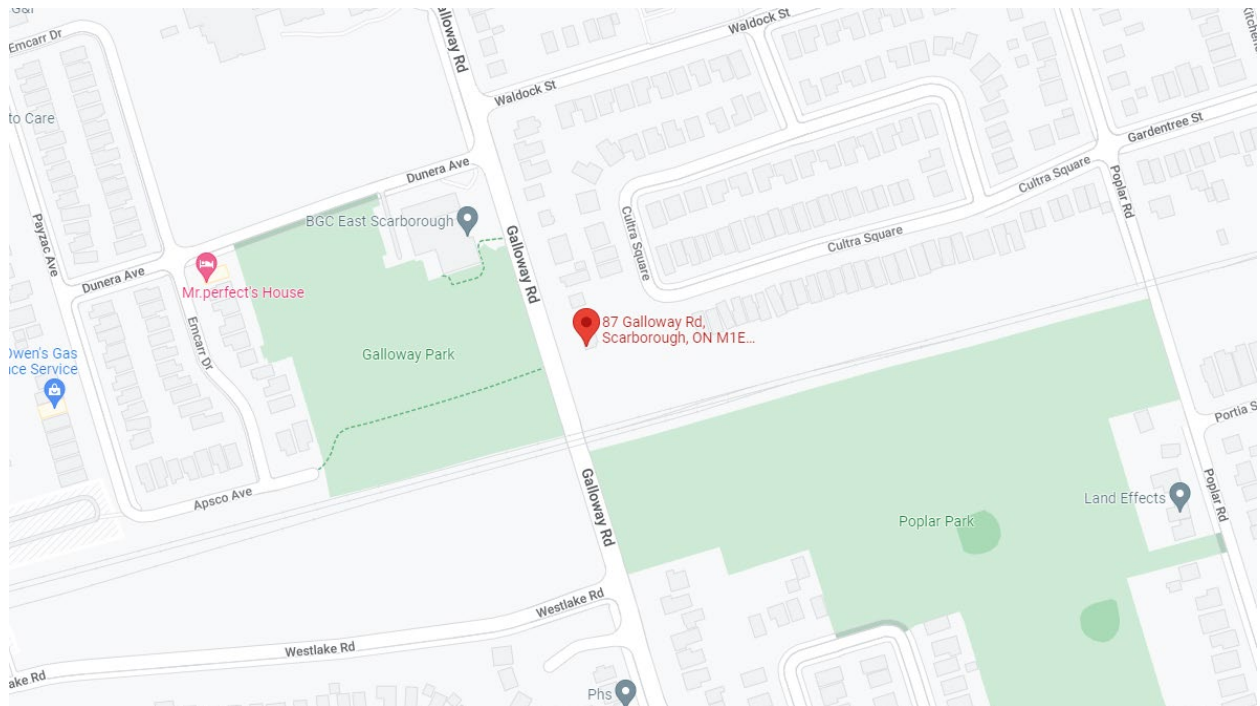
ATTACHMENT 1: SITE PLAN



ATTACHMENT 2: PHOTO



ATTACHMENT 3: MAP



ATTACHMENT 4: LETTER FROM APPLICANT

June 1, 2022

Toronto Buildings, Plan Review
Scarborough Civic Center, Floor 3
150 Borough Dr, Toronto
ON M1P 4N7

Attention: Mr. Paul Dhir, **Manager Plan Review – Transit Projects**

RE: **87, 89, 91 Galloway Property Demolition Permits**

Dear Mr. Dhir:

Metrolinx is looking to demolish three single unit residential dwellings located at 87, 89, and 91 Galloway Road in Scarborough. All three properties are less than 600 m² in size and are located adjacent to the first at grade rail crossing east of Guildwood GO/VIA station. The properties are owned by Metrolinx and are currently vacant. It is understood that the properties are currently connected to hydro, gas, water, and telecommunication services. These services will be disconnected prior to the demolition.

Metrolinx continues to deliver a bold, forward-looking transportation plan to foster connections between communities and bringing together the entire region. The at grade crossing directly east of Guildwood GO Station has been identified as an opportunity for development under the GO Expansion Program. Demolition of the noted properties would facilitate and support the GO Expansion Program and provide Metrolinx the flexibility to construct a grade separation now.

The GO Expansion Program will provide increased train frequency and availability across its seven rail corridors. The program will expand mobility, accommodate growth, and maintain a high quality of life and prosperous economy in the Greater Toronto and Hamilton Area (GTHA).

Sincerely,

CIMA Canada Inc.

Nehit Mankad, P. Eng., PMP
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cc: Justin Clark, Metrolinx
Alexandra McKay, Metrolinx
Peter Keohane, CIMA+