

Residential Demolition Application - 642 McCowan Rd

Date: November 10, 2022

To: Scarborough Community Council

From: Deputy Chief Building Official and Director, Toronto Building, Scarborough District

Wards: Ward 21 - Scarborough Centre

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 642 McCowan 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 642 McCowan Rd because there is no permit to replace the building on the site; or
2. Approve the application to demolish the residential building at 642 McCowan Rd without conditions; or
3. Approve the application to demolish the residential building at 642 McCowan 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) 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 642 McCowan Rd was submitted on behalf of the owner, Metrolinx.

In a letter submitted requesting the demolition permit, the owner states that the house is located at the future site of a proposed subway station at Lawrence Ave and McCowan Rd, part of the Scarborough Subway Extension. They propose to demolish this dwelling to begin carrying out works related to the construction of the proposed new subway station.

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 prior to the commencement of the 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 McCowan Rd., south of Lawrence Ave E. The subject property is zoned Residential RD (x242) in City-wide Zoning By-law 569-2013 and zoned as Single Family (S 1-22-30-42-48-66-105) in the Bendale Community Zoning Bylaw.

CONTACT

Paul Dhir
Manager, Plan Review
T (416) 396-7326
E-mail: Paul.Dhir@toronto.ca

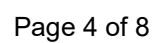
SIGNATURE

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

ATTACHMENTS

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

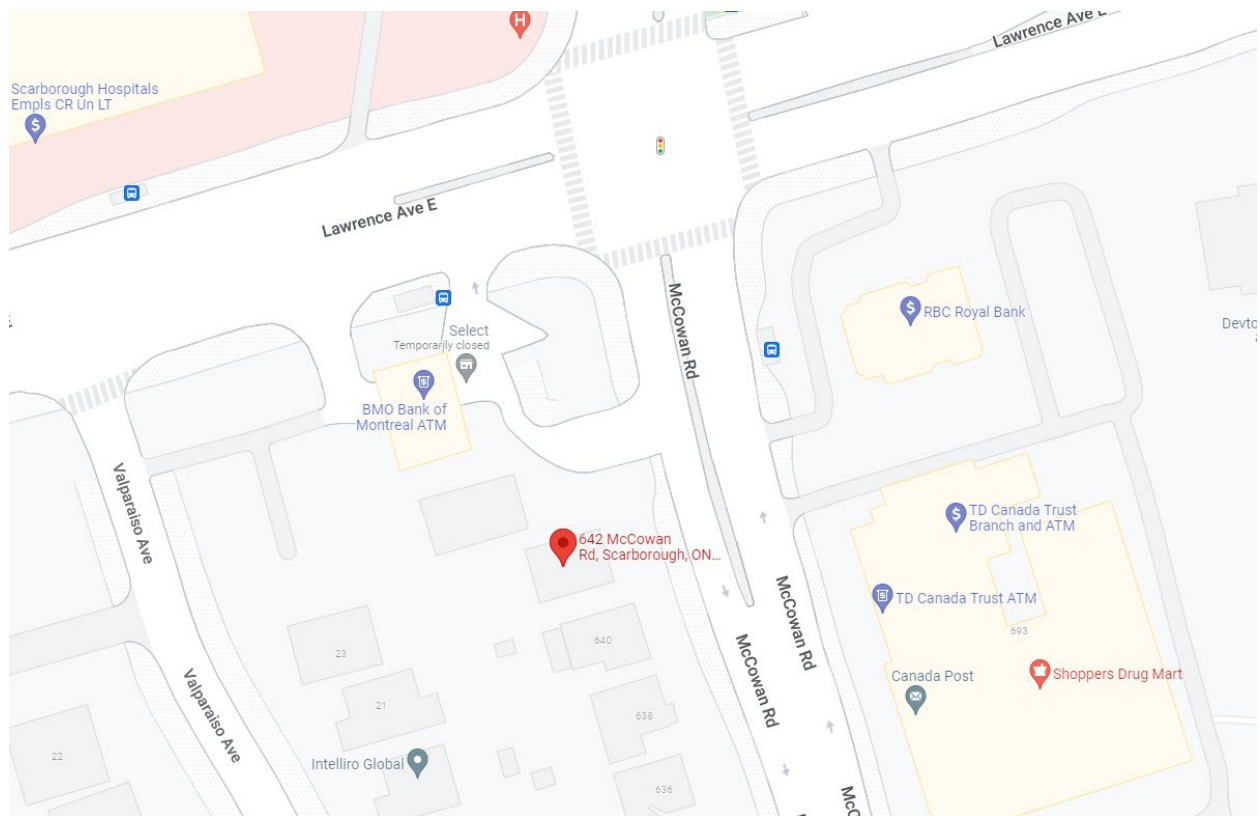
Residential Demolition Application - 642 McCowan Rd



ATTACHMENT 2: PHOTO



ATTACHMENT 3: MAP



ATTACHMENT 4: LETTER FROM APPLICANT



TECHNICAL ADVISORY SERVICES FOR THE
SCARBOROUGH SUBWAY EXTENSION
DEMOLITION PERMIT APPLICATION
642 MCCOWAN ROAD

October 20, 2022

Rocco Nardi
Building Code Consultant, Toronto Building
City of Toronto
North York Civic Centre
5100 Yonge St., 1st Floor
North York, ON M2N 5V7

**RE: Justification Letter to Scarborough Community Council - Metrolinx Scarborough Subway Extension
Project - Demolition Permit Application – 642 McCowan Road, Toronto ON**

Background

The Scarborough Subway Extension (SSE) Project is part of Metrolinx's 2041 Regional Transportation Plan to deliver rapid, more reliable, and seamless transit in the Greater Toronto and Hamilton Area (GTHA). SSE is a 7.8 km extension of the existing TTC's Bloor-Danforth Line 2 from the existing Kennedy Station to a new station located at Sheppard Ave East and McCowan Road, as well as two new in-line stations located at Lawrence Avenue and McCowan Road, and Scarborough Centre respectively.

The benefits of the SSE Project include reduction in daily travel times for commuters, improved transit access for residents, economic and community growth, and reduction in traffic gridlock and greenhouse gases.

Rationale for Demolition Permit Prior to Building Permit

Demolition of the building at 642 McCowan Road is required to make way for the construction of one of the proposed SSE stations. The construction of the proposed station is not anticipated to start until a future date. However, the SSE project delivery schedule requires that site preparation activities commence prior to completion of the building and site designs. Removal of the existing building prior to issuance of building permit is critical to use of the property for road detour, material laydown, and relocation of utility services. Hence, Metrolinx is seeking a Demolition Permit in advance of the ultimate Building Permit.

To meet the SSE project delivery schedule, the proposed demolition is expected to begin in March 2023 and be completed by April 2023.

Services

Utility services, including City of Toronto water and sewer lines, electricity, Gas, and Cable will be disconnected and capped at the property line prior to the commencement of demolition.

Occupancy

Metrolinx is the registered owner of the land, and the site has been vacant since purchase in September 2022.

Proposed Development

The site will be redeveloped into one of the proposed SSE stations.

For the above reasons, Metrolinx requests that the Scarborough Community Council approves the demolition of the building. Furthermore, given the typically lengthy nature of transit projects, and SSE being one of the Province of Ontario's priority transit projects that will benefit the City of Toronto, Metrolinx also requests that the City's standard condition that a new structure be substantially constructed within two years be extended to five years.

Sincerely,



Akinwale Adetuberu,
Permits, Licenses and Approvals Manager - OneT+ Joint Venture
Gannett Fleming (Canada) ULC
Tel: 647.480.5935
Email: aaadetuberu@gfnet.com

cc:

- Bill Stamatopoulos, Toronto Building, City of Toronto
- Kamal Gogna, Toronto Building, City of Toronto
- Annie Daicopoulos, Toronto Building, City of Toronto
- Daniella Lettieri-Crognale, Toronto Building, City of Toronto
- Rodney Yee, Manager, Permits Licenses and Approvals, Metrolinx
- Merlin Yuen, Senior Advisor, Permits Licenses and Approvals, Metrolinx
- Alessandra Lionzo, Technical Director, Metrolinx
- Margaret Tyszka, Senior Project Manager, Metrolinx
- Johnny Lee, Manager, Project Delivery, Metrolinx
- David Veights, Permits Licenses and Approvals Lead, OneT+ Joint Venture
- Adriana Gallardo, Advance Works Project Manager, OneT+ Joint Venture
- William Van Ruyven, Lead Structural Engineer, OneT+ Joint Venture
- Claudio Gismondi, Lawrence East Geographic Lead, OneT+ Joint Venture