

Residential Demolition Application – 130 Scarborough Road

Date: November 14, 2022
To: Toronto and East York Community Council
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward 19 (Beaches – East York)

SUMMARY

This staff report is about 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 an existing 2-storey detached dwelling at 130 Scarborough Road (Application No. 22 155368 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration. Toronto Building received an objection from a constituent with concerns over the preservation of existing trees.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, Toronto and East York District recommends that the Toronto and East York Community Council give consideration to the demolition application for 130 Scarborough Road, and decide to:

1. Refuse the application to demolish the existing 2 storey detached dwelling because there is no permit to replace the building on the site at this time; or
2. Approve the application to demolish the 2 storey detached dwelling without any conditions; or
3. Approve the application to demolish the 2 storey detached dwelling 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 January 26, 2021 2 applications for zoning review were made to divide a single lot and build 2-3 story residential dwellings severed portions. Zoning applications 21 108919 ZZC 00 ZR and 21 108921 ZZC 00 ZR.

On February 12, 2021, 3 applications were made to the Committee of Adjustment. 1 for consent to sever the lot and 2 applications for minor variances to address zoning non-compliance for the proposed houses; 130A and 130B Scarborough Road. Committee of Adjustments applications 21 115723 STE 19 CO, 21 115725 STE 19 MV and 21 115726 STE 19 MV. The application for consent was approved with conditions, the minor variance applications were approved as amended with conditions.

On June 1, 2022, an application was submitted by the applicant to demolish the existing 2-storey detached dwelling at 130 Scarborough Road. Application No. 22 155368 DEM 00 DM along with the applications for the proposed 3 storey houses at 130A and 130B Scarborough Road; applications 22 155361 BLD 00 NH and 22 155370 BLD 00 NH respectively.

On June 29, 2022, Toronto Building received 2 objection emails from concerned neighbours. Objection one is concerned with tree preservation, objection 2 had several concerns; ROW use by contractor blocking parking access, tree protection, construction processes causing dust and construction noise by-law adherence.

The land is not within a Toronto and Region Conservation Authority regulated area.

CONTACT

Andrew Wild, Manager, Plan Review (A).Toronto and East York District
T (416) 392-7562 E-mail: Andrew.Wild@toronto.ca

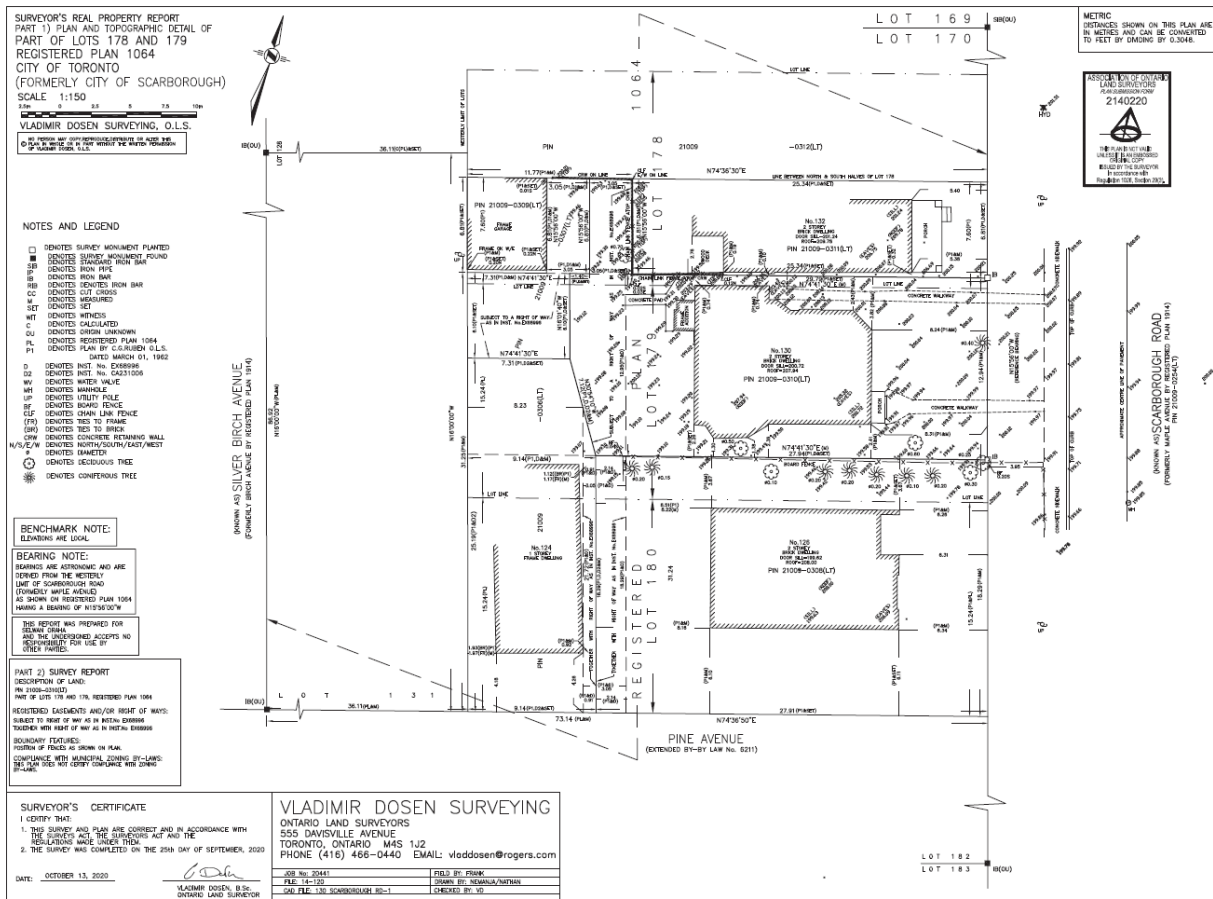
SIGNATURE

Bill Stamatopoulos
Director & Deputy Chief Building Official, Toronto Building
Toronto and East York District

ATTACHMENTS

1. Survey
2. Letter of Objection
3. Letter of Objection

1. Survey



2. Written Objection from neighbour

From:
To: [Andrew Wild](#)
Subject: Letter of Objection Re: 130 Scarborough Road
Date: June 29, 2022 12:08:32 PM

Hello Mr. Wild,

Thank you for your attention to this email.

I'd like to take the opportunity to register my objection, as a Toronto resident, to the demolition application for 130 Scarborough Rd.

I believe this demolition is at odds with a number of city of Toronto priorities such as declaring a climate emergency and the pursuit of tree preservation through its bylaws.

The idea of destroying healthy and mature trees on this lot to accommodate an additional dwelling runs counter to logic. As the white pine is at the very limit of the lot line it should be easy to adapt the plan to preserve this tree, if our priorities as a city are to be pursued.

The only tree being preserved is a non-native species. It makes little sense.

Thank you for your time.

Yours truly,

3. Written Objection from neighbour

From: Kamal Gogna
To: [redacted]; Arturo Simon; Ioannis Matthaïos
Cc: Andrew Wild; Frank Stirpe
Subject: RE: 130 Scarborough Rd.
Date: June 29, 2022 5:26:08 PM

Thank you [redacted] for the below email. I am copying Andrew Wild, Plan Review Manager, on this email. Mr. Wild will review you email, timing of the received notice of objection and refer the demolition application to Community Council for their consideration as appropriate.
Thank you
Kamal

From: [redacted]
Sent: June 29, 2022 4:27 PM
To: Kamal Gogna <Kamal.Gogna@toronto.ca>; Arturo Simon <Arturo.Simon@toronto.ca>; Ioannis Matthaïos <Ioannis.Matthaïos@toronto.ca>
Subject: 130 Scarborough Rd.

Good day gentlemen
With attention to the

Director and Deputy Chief Building Official Toronto Building Toronto and East York District
I am writing you all in regards to the demolition and subsequent construction at 130 Scarborough Rd.

I was a part of the Committee of Adjustment process this time last year.

I have numerous concerns about the development of this property and its severance.

To be clear I live at [redacted] which is just to the [redacted] of this property. We share a right of way which I am afraid will be used by trades people working on the property not to mention access for demolition.

I am also the groundskeeper for 126 Pine Ave which is adjacent to the south of 130 Scarborough rd. There are a number of trees at risk along the property line but because they are just under the requisite 12" diameter they are not protected... I know I speak for the owner [redacted] when I mention this property line and the impact the work will have on these trees. What can be done to minimize the damage to these trees?

As far as the work on the property goes any cutting of stone should be done with water to minimize the dust...

Timing of any work will have to be strictly enforced due to the proximity of adjacent dwellings.

The 2 houses being built will have no backyard to speak of as the right of way is already so close to the back of the house.

Access to the property will have to be from the front on Scarborough rd as the right of way will need to be kept clear giving us access to our parking in behind. Both of us who use this access come and go all the time due to the nature of our work.

I only saw the signs for the demolition on the front of the property yesterday when I called and

spoke to Helen Hobson. Today is the deadline for objections and concerns and so I am writing to begin this dialogue in time. I believe some form of contact with me would have been preferable to this last minute email..

It seems crazy that 2 properties will fit into the footprint for 130 Scarborough rd. These houses will be tiny and as a result of being built to the maximum height will tower over my backyard destroying my privacy.

If there is a way to re - examine the CoA decision I would welcome it. Failing that I am asking for the utmost care in adhering to the rules around the demolition/construction.

I would appreciate your input regarding my concerns with this process moving forward.

Sincerely yours



Thank you for your time

Sent from my Galaxy