

Non-Residential Demolition Application- 10 Scarlett Rd.

Date: November 7, 2023
To: Etobicoke York Community Council
From: Deputy Chief Building Official and Director,
Toronto Building, Etobicoke York District
Wards: Ward - 5 - York South-Weston

SUMMARY

This staff report is about a matter that shall be referred to City Council for consideration and final decision in respect of the former City of York By-law 3102-95.

In accordance with City of York, Special Demolition Control By-law 3102-95 and the City of York Act 1994 (No. 2), the application for demolition of an existing vacant two-storey non-residential (commercial) building which is owned by the City of Toronto and is located on the lands municipally known as 10 Scarlett Road is being referred to City Council to refuse or grant the demolition application, including any conditions to be attached to the permit, because a building permit has not been issued for a replacement building.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, Etobicoke York District recommends that City Council give consideration to the demolition application for 10 Scarlett Road, and decide to:

1. Refuse the application to demolish the vacant two-storey non-residential building because there is no permit application for a replacement building on the site;

OR

2. Approve the application to demolish the vacant non-residential two-storey building

with the following conditions:

- a. 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. all debris and rubble be removed immediately after demolition;
- c. 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. any holes on the property are backfilled with clean fill.

OR

3. Approve the application to demolish the vacant non-residential one-storey building with no conditions.

FINANCIAL IMPACT

Future property tax may change due to a change in the property's classification.

DECISION HISTORY

Under the City of York Act 1994 (No. 2), By-law No. 3102-95 was passed designated the entire area of the former City of York as an area of demolition control. The City of York Act, 1994, provides the authority for Council in the former City of York area to enact special demolition control legislation for the purpose of securing beautification measures on the lands and abutting municipal boulevards, where appropriate, as a condition of the issuance of demolition permits. The legislation and By-law are still in force and effect. This property falls within the former City of York boundaries.

COMMENTS

On September 12, 2023, a demolition application was submitted to Toronto Building for the demolition of a vacant non-residential two-storey commercial building located at 10 Scarlett Road. The property is currently owned by the City of Toronto.

A building permit application for a replacement building has not been submitted at this time. This request is to permit the demolition of the existing city owned building to backfill an existing city owned property for road works required to widen Scarlett Road.

In support of the request for demolition, a letter has been supplied by the Architect, Mohammed Elbadawi and is attached here as attachment 1. It is noted that the project was studied and requested by Transportation Services and that the demolition is necessary in order to allow for a widening of the roadway to alleviate congestion. The intersection is unsafe for pedestrians and automobiles alike.

The application for the demolition has been circulated to Urban Forestry, and the Ward Councillor. Toronto Building staff have confirmed that the building is not presently subject to the Ontario Heritage Act nor are the lands located within an area regulated by the Toronto and Region Conservation Authority.

Toronto Building staff have additionally confirmed that the proposed demolition of the building is not located on a property within the Eglinton-Crosstown West Transit Corridor requiring permit approval from Metrolinx.

This application for demolition of the non-residential building is being referred to City Council because the site is located in the former City of York and contains a non-residential building that is proposed to be demolished where the owner has not obtained a permit to replace the buildings on the site at this time.

CONTACT

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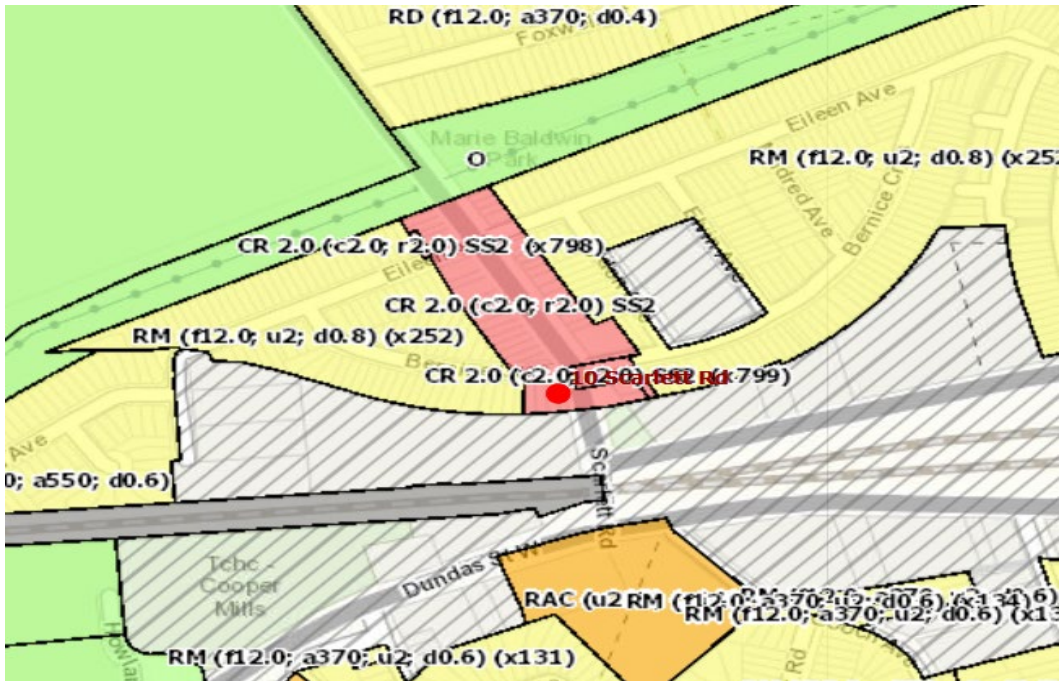
SIGNATURE

Sandra Burrows, P. Eng.
Deputy Chief Building Official and Director, Toronto Building, Etobicoke York District

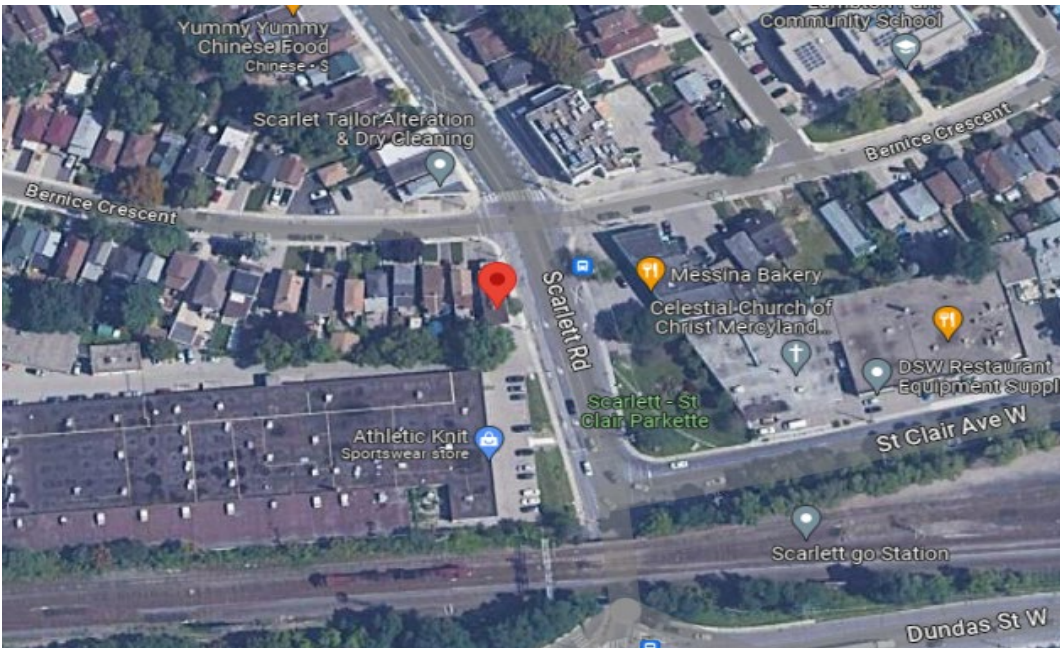
ATTACHMENTS

1. Site Plan
2. Zoning Map
3. Google Map
4. iView Map
5. Photo
6. Applicant's letter

2. Zoning Map – 10 Scarlett Road



3. Google Map – 10 Scarlett Road



4. iView map – 10 Scarlett Road



5. Photo – 10 Scarlett Road



6. Applicant's Letter– 10 Scarlett Road



To whom it may concern,

Please be advised that we are the consultants retained by the city of Toronto with regards to a permit to demolish 10 Scarlett rd. The project was studied and requested by Transportation Services. The project is necessary in order to allow for a widening of the road way to alleviate congestion. The intersection is unsafe for pedestrians and automobiles alike.

Sincerely,

A handwritten signature in black ink that reads "M. Elbadawi".

Mohammed Elbadawi

