

Residential Demolition Application - 60 Salome Drive

Date: January 30, 2024

To: Scarborough Community Council

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

Wards: Ward 23 - Scarborough-Agincourt

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 City of Toronto Municipal Code Ch. 363, Article 6 “Demolition Control”, the application for the demolition of the dwelling unit at 60 Salome Drive 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 60 Salome Dr because there is no permit to replace the building on the site; or
2. Approve the application to demolish the residential building at 60 Salome Dr without conditions; or
3. Approve the application to demolish the residential building at 60 Salome Dr 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 6.3, 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 September 21, 2023, an application to demolish the dwelling at 60 Salome Drive was submitted on behalf of the Owners, The International Group Inc. The subject property is located south of Sheppard Ave East, between Midland Avenue and Brimley Road.

In a letter submitted requesting the demolition permits, the Owner states that the property has been vacant for the last 4-5 years and that the property is in an advanced state of deterioration and is currently uninhabitable. The Owner plans to demolish the building (including the shed), clean the property and fence the entire perimeter.

The letter also states that the subject property is adjacent to their plant and that the property will be proposed to be used for new manufacturing/warehouse facilities in the future. However, currently there is no building permit application or planning application for a proposed development.

The letter also indicates that currently, existing utilities connected to the house are water, hydro and telephone only and there is no natural gas connection.

The application for the demolition of the dwelling has been circulated to City Planning, Heritage Preservation Services, Urban Forestry and the Ward Councillor. The property is designated *Core Employment Areas* in the Toronto Official Plan and is zoned E 0.8 "Employment Industrial" in the city-wide Zoning By-law 569-2013. The existing building is neither listed nor designated under the Ontario Heritage Act.

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.

CONTACT

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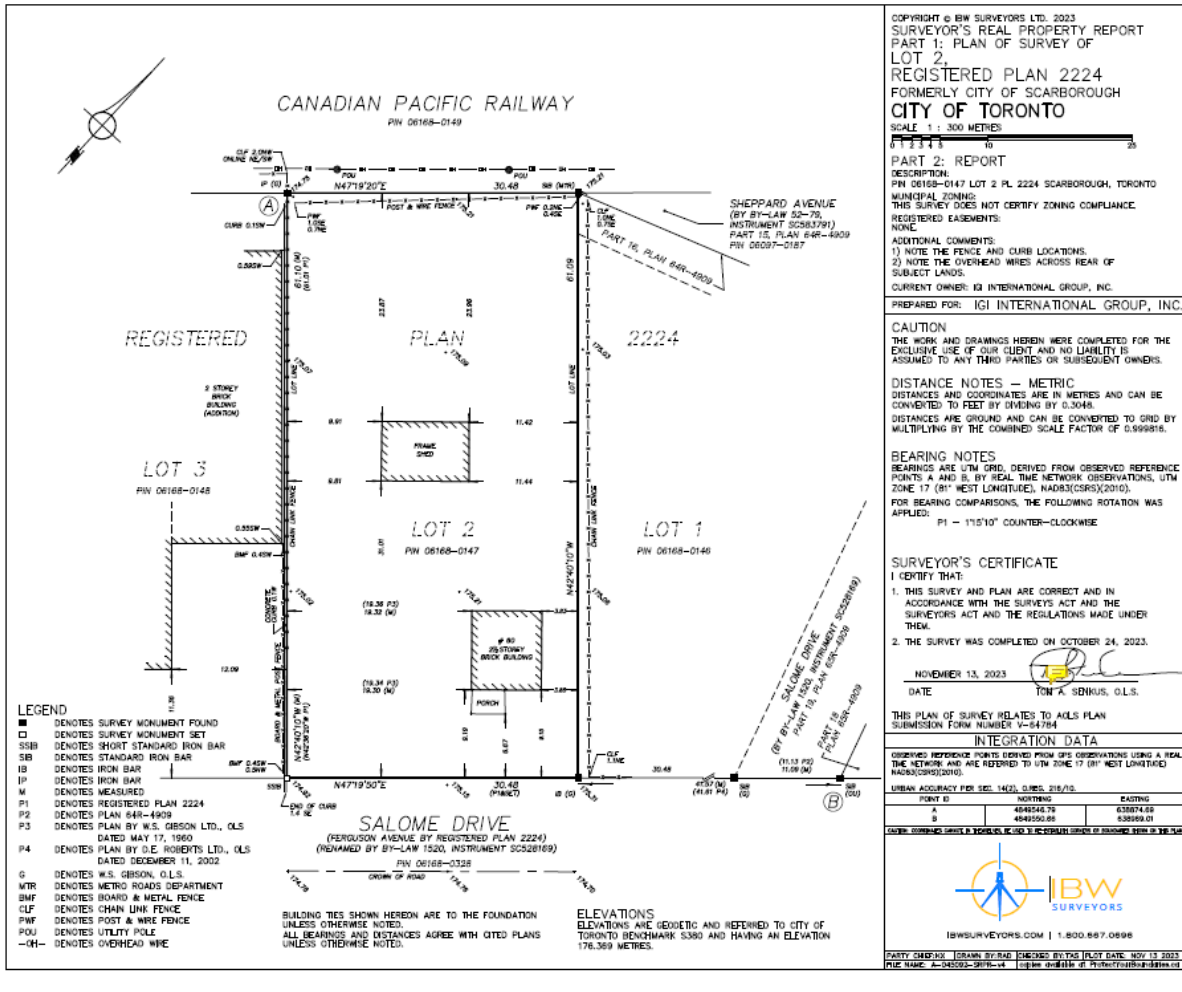
SIGNATURE

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

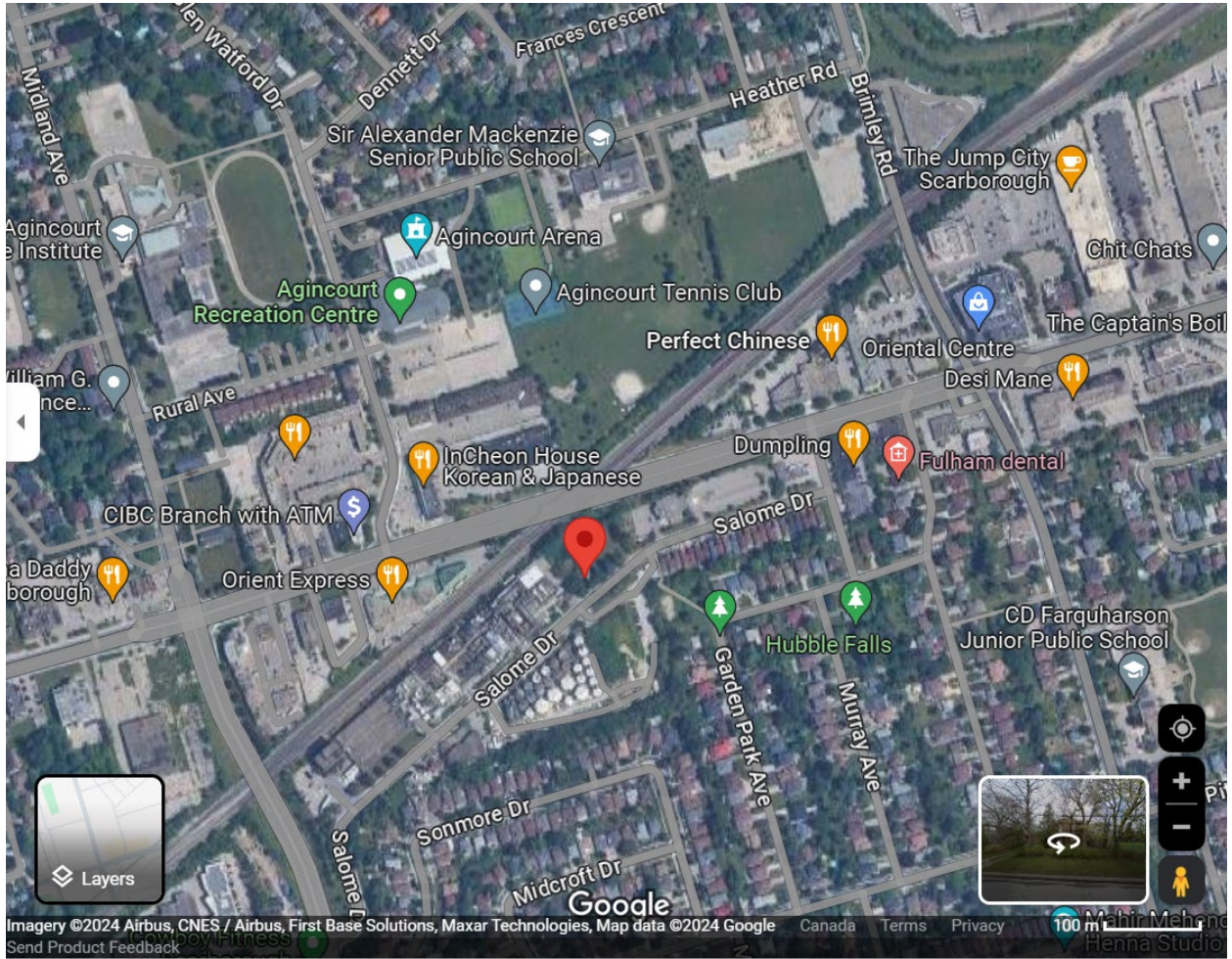
ATTACHMENTS

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

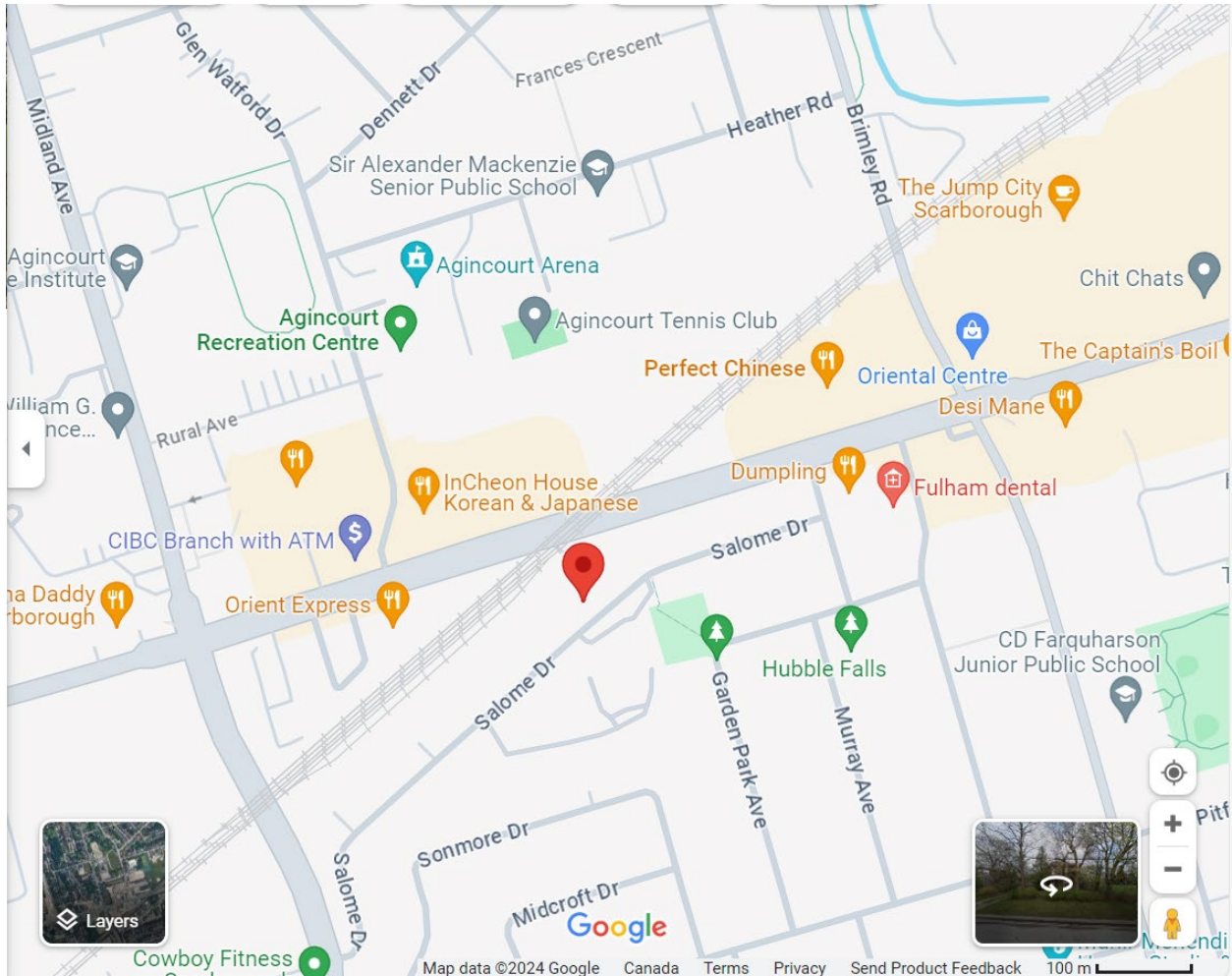
ATTACHMENT 1: SITE PLAN



ATTACHMENT 2: PHOTO



ATTACHMENT 3: MAP



ATTACHMENT 4: LETTER FROM APPLICANT



THE INTERNATIONAL GROUP, INC.
50 SALOME DRIVE, AGINCOURT, ONTARIO, M1S 2A8

December 6, 2023

To: TORONTO BUILDING APPLICATIONS

Re: New DEMOLITION Permit Application - 60 Salome Drive - Residential Building

The International Group Inc (IGI) recently purchased the residential property situated at 60 Salome Dr, Scarborough, which is adjacent to Gate 1 of our plant in Scarborough. The property's zoning is designated as "Industrial - E60" per Zoning Bylaw. The dwelling constructed in the early 1900's is in an advanced state of deterioration, and it is currently uninhabitable.

This dwelling has not been occupied for the last 4-5 years.

For the purpose of this Building Permit, IGI plans to demolish the old and unsafe structure, clean the property and fence the entire perimeter.

Currently, existing utilities connected to the house are water, hydro and telephone only. There is no natural gas connection.

The property will be used for new manufacturing/warehouse facilities in the future.

Should you have any question or concerns, please do not hesitate to contact us,

Best regards,

Dorin Marian
Manager Energy, Engineering, Maintenance
The International Group Inc
50 Salome Dr, Toronto, On, M1S 2A8
416 940 5142

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