

## **Residential demolition Application- 96 Dunelm St**

**Date:** December 17, 2024  
**To:** Scarborough Community Council  
**From:** Deputy Chief Building Official and Director, Toronto Building, Scarborough  
**Wards:** Ward 24- Scarborough-Guildwood

### **SUMMARY**

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This staff report is about a matter for which the Scarborough Community Council has delegated authority to make a final decision.

In accordance with city-wide residential demolition control under the Toronto Municipal Code Ch.363, under the authority of Section 33 of the Planning Act, the application for the demolition of an existing one and a half storey residential home along with a wooden back deck; a large wooden barn that exists on the back portion of the property; and a small plywood shed, located at 96 Dunelm St (Application No. 24-232638 DEM 00 DM) is being referred to the Scarborough Community Council to refuse or grant the demolition applications, including any conditions to be attached to the permit, because a building permit has not been issued for a replacement building.

### **RECOMMENDATIONS**

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The Deputy Chief Building Official and Director, Toronto Building, Etobicoke York District recommends that the Etobicoke York Community Council give consideration to the demolition application and decide to:

1. Refuse the application to demolish the vacant residential building because there is no permit application to replace the building on the site; or
2. Approve the application to demolish the vacant residential building without any conditions; or
3. Approve the application to demolish the vacant residential building with the following conditions:

- a. That construction fences be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
- b. That all debris and rubble be removed immediately after demolition;
- c. 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**

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There are no financial impacts.

## **DECISION HISTORY**

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There is no history for these properties.

## **COMMENTS**

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On October 29th, 2024, an application for the demolition of an existing 1.5 storey dwelling at 96 Dunelm St was submitted to Toronto Building. A building permit application for a replacement dwelling has not been submitted for this building.

In a letter dated November 19th, 2024, Real Estate Management (REM), a department within Metrolinx, the owner of the property, has outlined the reasons for requiring the demolition permit at this time.

The letter indicated that the property at 96 Dunelm Street is required to support the GO expansion On Corridor Works Program at Metrolinx, which aims to foster connections between communities throughout the region. The property is adjacent to the existing Lakeshore East rail corridor and the Scarborough Golf Club Road. The existing crossing at Scarborough Golf Club Road has been identified as an opportunity for development under the GO Expansion Program. The program will provide increased train frequency and availability for across all the existing lines, as well as expend mobility and accommodate growth throughout the GTHA.

The demolition of the property would provide Metrolinx the flexibility in the future to construct an at grade separation at Scarborough Golf Club Road.

In the above-mentioned letter, REM, has outlined that the building is vacant and unoccupied, and that all utility connections will be disconnected prior to demolition commencing (domestic water, sanitary, gas, and hydro).

The application for the demolition of the residential buildings have been circulated to Heritage Preservation Services, Urban Forestry, and the Ward Councillor. At present, a review of the City's Heritage inventory register indicates that the buildings are neither

listed nor designated under the Ontario Heritage Act nor is the land located in an area regulated by the Toronto and Region Conservation Authority. Removal of any by-law protected privately owned and City owned trees requires approval and permits from Urban Forestry prior to any demolition activity.

Since the building at 96 Dunelm Street is residential and a building permit for a replacement building has not been issued for the site, this application is being referred to the Scarborough Community Council. In such cases, the Municipal Code requires Community Council to approve or refuse the demolition permit.

## **CONTACT**

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

## **SIGNATURE**

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Anthony De Francesca  
Director Plan Review & Deputy Chief Building Official, Toronto Building

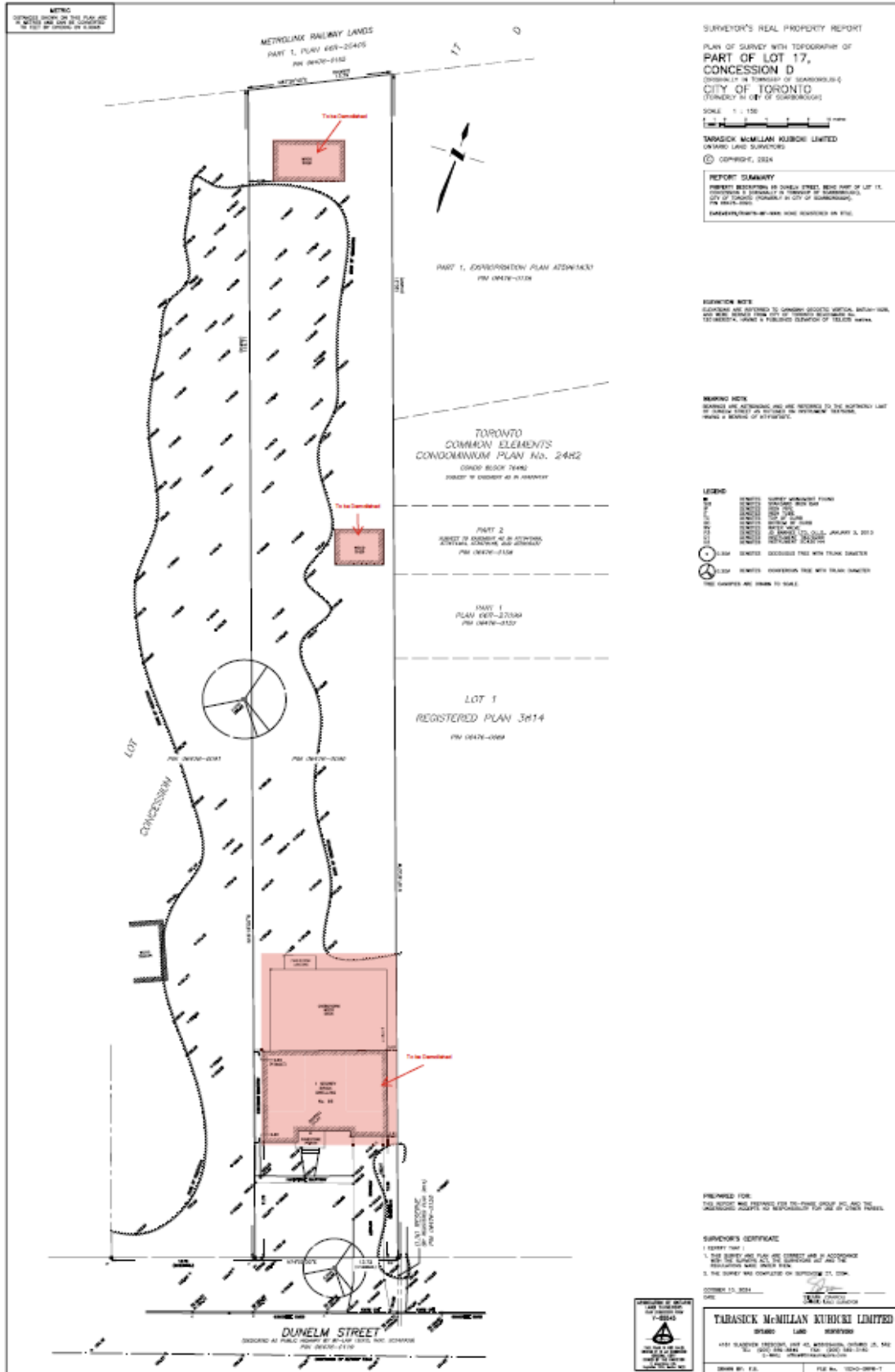
## **ATTACHMENTS**

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Attachment 1: Clip from Survey of 96 Dunelm Street  
Attachment 1: Justification Letter from Real Estate Management (REM), a department of Metrolinx.  
Attachment 3: Residential House  
Attachment 4: Plywood Shed  
Attachment 5: Wooden Barn

Attachment 1 Below: Overhead image of 96 Dunelm Street main residential property, Scarborough (PIN 064760090)

Attachment 1: Clip from Survey of 96 Dunelm St



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Attachment 2: Letter from Real Estate Management (REM), a department of Metrolinx



**Date:** November 19<sup>th</sup>, 2024

**To:** Paul Dhir  
Manager Plan Review - Transit Projects  
City of Toronto

**Re:** **Justification Letter for 96 Dunelm Street -  
Demolition Permit: 24 232638 DEM 00 DM**

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Dear Mr. Dhir,

On behalf of Real Estate Management (REM), a department within Metrolinx, the owner of the property located at 96 Dunelm Street, Toronto, Ontario, we hereby submit this justification letter to the City of Toronto in support of the proposed demolition of the existing residential home. This letter outlines the background, current occupancy and city services, as well as the rationale for the demolition, and provides an overview of the proposed redevelopment and the scope of work associated with the project.

**Background**

Metrolinx acquired 96 Dunelm St, Scarborough in July 2017, which consists of a one and a half storey residential home. The site also includes a wooden back deck; a large wooden barn at the back of the property; and a small plywood shed which are all included in the demolition scope. The lot is 17900 ft<sup>2</sup> and the buildings amount to 1436 ft<sup>2</sup> in size.

**Occupancy and City Services**

The property is owned by Metrolinx and is currently vacant. The property is currently serviced with hydro, gas, water, and telecommunication services. Currently, gas has been disconnected - hydro, water, and telecommunications will be disconnected by the contractor after permitting is complete.

**Rationale for Demolition and Information of Proposed Redevelopment**

Metrolinx continues to deliver a bold, forward-looking transportation plan to foster connections between communities and bringing together the entire region. The property is located adjacent to the Lakeshore East rail corridor and Scarborough Golf Club Road. The existing at-grade crossing at Scarborough Golf Club Road has been identified as an opportunity for development

Attachment 2: Letter from Real Estate Management (REM), a department of Metrolinx

under the GO Expansion Program. Demolition of the property would provide Metrolinx the flexibility in the future to construct a grade separation at Scarborough Golf Club Road. 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). Please contact undersigned if you have any questions or concerns.

Thank you,

*Collin Sam*

**COLLIN SAM, PMP**  
Manager, Property Management  
Real Estate Management  
**METROLINX**  
E: [collin.sam@metrolinx.com](mailto:collin.sam@metrolinx.com)

Attachment 3 Below: Ground view image of residential house for demolition at 96 Dunelm Street main, Scarborough (PIN 064760090)



Attachment 4 Below: image of plywood shed for demolition at 96 Dunelm Street main, Scarborough (PIN 064760090)



attachment 5 Below: Ground view image of wooden barn for demolition at 96 Dunelm Street, Scarborough (PIN 064760090)

