

Residential Demolition Applications - 236-254 Old Weston Road

Date: August 27, 2025

To: Toronto and East York Community Council

From: Deputy Chief Building Official and Director, Toronto and East York District

Wards: Ward 9 (Davenport)

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 city-wide residential demolition control under the Toronto Municipal Code Chapter 363, under the authority of Section 33 of the Planning Act, the applications for the demolition of the existing semi-detached houses located at 236, 238, 240, 242, 244, 246, 248, 250, 252, and 254 Old Weston Road (application numbers: 25 208069 DEM 00 DM, 25 208061 DEM 00 DM, 25 208054 DEM 00 DM, 25 208046 DEM 00 DM, 25 208015 DEM 00 DM, 25 208077 DEM 00 DM, 25 208082 DEM 00 DM, 25 208094 DEM 00 DM, 25 208126 DEM 00 DM, 25 208138 DEM 00 DM) are being referred to the Toronto and East York Community Council for consideration to refuse or grant the application, including any conditions, if any, to be attached to the permit applications because a building permit application has not been issued for a replacement building.

RECOMMENDATIONS

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

1. Refuse the applications to demolish the semi-detached houses at 236 and 238, 240 and 242, 244 and 246, 248 and 250, and 252 and 254 Old Weston Road because there is no permit application to replace the buildings on the site; or,
2. Approve the applications to demolish the semi-detached houses at 236 and 238, 240 and 242, 244 and 246, 248 and 250, and 252 and 254 Old Weston Road without any conditions; or

3. Approve the applications to demolish the semi-detached houses at 236 and 238, 240 and 242, 244 and 246, 248 and 250, and 252 and 254 Old Weston Road 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

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

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On August 11th, 2025, Toronto Building received demolition permit applications to demolish the existing semi-detached houses 236, 238, 240, 242, 244, 246, 248, 250, 252 and 254 Old Weston Road. No replacement building permits have been applied for.

In a letter dated August 25, 2025, the applicant, Graham Construction & Engineering LP, request the demolition of the semi-detached houses located at 236-254 Old Weston Road on behalf of Metrolinx and the City of Toronto (the owner). City of Toronto Corporate Real Estate Management has been notified of the demolition permit applications and will begin the required utility disconnection process as the property owner prior to demolition. All units are now vacant. The units located at 240, 242, and 246 Old Weston Road previously contained rental units.

Within the letter, Graham Construction & Engineering LP advises that the properties have been expropriated by the City of Toronto under By-Law 352-2024 to address traffic congestion and improve connectivity along St Clair Avenue West and as part of the City of Toronto's St. Clair Avenue Transit Master Plan project ("TMP"). The demolition of the structures is necessary to complete Davenport Road extension and tie-in to existing Old Weston Rd and Davenport Rd intersection. The expropriated land will be retained by the City of Toronto as new public right-of-way following project completion, thus no

replacement housing is being proposed as part the St. Clair Avenue West TMP or St. Clair Old Weston Smart-Track project scope.

The existing buildings are not currently on the list of designated historical buildings.

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

Since the buildings at 236-254 Old Weston Road are residential and a building permit for a replacement building has not been issued for the site, these applications are being referred to the Toronto and East York Community Council. In such cases, the Municipal Code requires Community Council to approve or refuse the demolition permit applications.

CONTACT

Benjamin Miller, Manager, Plan Review, Toronto Building, Transit Priorities, Toronto and East York District

Tel: (416) 395-7586, E-mail: Benjamin.Miller@toronto.ca

SIGNATURE

Natasha Barbini

Deputy Chief Building Official and Director, Toronto and East York District

ATTACHMENTS

Attachment 1 - Survey of 236-238 Old Weston Rd

Attachment 2 - Survey of 240-242 Old Weston Rd

Attachment 3 - Survey of 244-246 Old Weston Rd

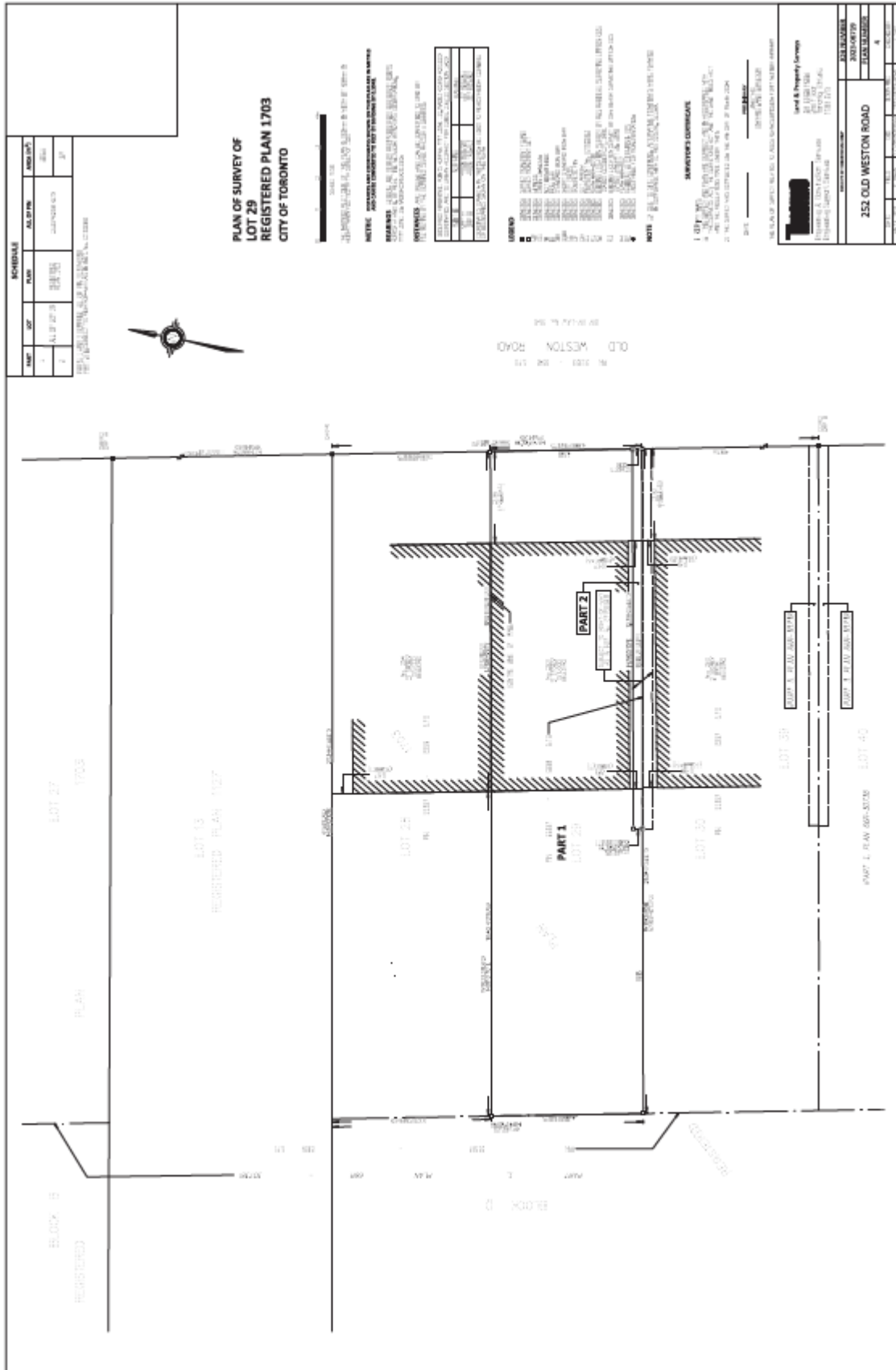
Attachment 4 - Survey of 248-250 Old Weston Rd

Attachment 5 - Survey of 252 Old Weston Rd

Attachment 6 - Survey of 254 Old Weston Rd

Attachment 7 - Letter from applicant

Attachment 5 - Survey of 252 Old Weston Rd



Attachment 7 - Letter from applicant



August 25, 2025

Toronto & East York District Customer Service Office
Toronto City Hall, 100 Queen Street West, M5H 2N2, Toronto, Ontario

RE: Metrolinx St Clair-Old Weston Rd. Smart Track Project
Rental Housing Demolition Permit Application – 236, 238, 240, 242, 244, 246, 248, 250, 252 and 254 Old Weston Road

Graham Construction & Engineering LP has been retained by Metrolinx as the Construction Manager for the St Clair-Old Weston Rd. Smart Track Project ("SCOW") and the City of Toronto's St. Clair Avenue West Transit Master Plan ("TMP"). Graham Construction & Engineering LP is pleased to submit this cover letter in support of demolition permit applications for the planned demolition of the structures located at 236-254 Old Weston Road in Toronto, Ontario.

236-254 Old Weston Road are ten vacated residential structures on individual parcels of land that the City of Toronto expropriated under By-Law 352-2024 to address traffic congestion and improve connectivity along St Clair Avenue West and as part of the TMP project. The structures and properties are in fair condition but have not been maintained once vacated by the owners or tenants. Site photos from the City of Toronto Appraisal Report will be submitted for reference.

The demolition of the structures is necessary to complete Davenport Road extension and tie-in to existing Old Weston Rd and Davenport Rd intersection. As enacted by the Council of the City of Toronto through By-Law 352-2024, the expropriated land will be retained by the City of Toronto as new public right-of-way following project completion, thus no replacement rental housing is being proposed as part the St. Clair Avenue West TMP or SCOW Smart-Track project scope.

As of the date of permit application, August 8, 2025, all utilities/services are still connected to all the properties. City of Toronto Corporate Real Estate Management has been notified of the Demolition Permit application and will begin the required utility disconnection process as the Property Owner.

Below is a detailed inventory of the number/type of dwelling units and tenancy status per address:

- 236 Old Weston Rd – Demolition Permit #25 208069 DEM 00 DM
 - o Semi-Detached Residential structure
 - o The structure contains one (1) dwelling unit with two (2) bedrooms.
 - o The structure was owner-occupied, not tenanted, and is no longer occupied (vacant).
- 238 Old Weston Rd – Demolition Permit #25 208061 DEM 00 DM
 - o Semi-Detached Residential structure
 - o The structure contains one (1) dwelling unit with two (2) bedrooms.
 - o The structure was owner-occupied, not tenanted, and is no longer occupied (vacant).
- 240 Old Weston Rd – Demolition Permit #25 208054 DEM 00 DM
 - o Semi-Detached Residential structure
 - o The structure contains one (1) dwelling unit with two (2) bedrooms.
 - o The structure previously had tenants and is no longer occupied (vacant).
- 242 Old Weston Rd – Demolition Permit #25 208046 DEM 00 DM
 - o Semi-Detached Residential structure
 - o The structure contains three (3) dwelling units with one (1) bedroom each.
 - o The structure previously had tenants and is no longer occupied (vacant).



- 244 Old Weston Rd – Demolition Permit #25 208015 DEM 00 DM
 - o Semi-Detached Residential structure
 - o The structure contains one (1) dwelling unit with three (3) bedrooms.
 - o The structure was owner-occupied, not tenanted, and is no longer occupied (vacant).
- 246 Old Weston Rd – Demolition Permit #25 208077 DEM 00 DM
 - o Semi-Detached Residential structure
 - o The structure contains one (1) dwelling unit with two (2) bedrooms.
 - o The structure previously had tenants and is no longer occupied (vacant).
- 248 Old Weston Rd – Demolition Permit #25 208082 DEM 00 DM
 - o Semi-Detached Residential structure
 - o The structure contains one (1) dwelling unit with two (2) bedrooms.
 - o The structure was owner-occupied, not tenanted, and is no longer occupied (vacant).
- 250 Old Weston Rd – Demolition Permit #25 208094 DEM 00 DM
 - o Semi-Detached Residential structure
 - o The structure contains one (1) dwelling unit with two (2) bedrooms.
 - o The structure was owner-occupied, not tenanted, and is no longer occupied (vacant).
- 252 Old Weston Rd – Demolition Permit #25 208126 DEM 00 DM
 - o Semi-Detached Residential structure
 - o The structure contains one (1) dwelling unit with two (2) bedrooms.
 - o The structure was owner-occupied, not tenanted, and is no longer occupied (vacant).
- 254 Old Weston Rd – Demolition Permit #25 208138 DEM 00 DM
 - o Semi-Detached Residential structure
 - o The structure contains one (1) dwelling unit with two (2) bedrooms.
 - o The structure was owner-occupied, not tenanted, and is no longer occupied (vacant).

Please note that in addition to the undersigned, Adrik Poirier (PLAA Specialist) and Marissa Firoz-Ali (PLAA Manager) will be involved in this permit application and should be included within any communication regarding the permit review. Please do not hesitate to contact the team should you have any questions or require further information. We look forward to working with you on this project.

Sincerely,

Project Director

Graham Construction & Engineering LP