

Residential Demolition Application - 1505 Danforth Rd.

Date: January 29, 2026

To: Scarborough Community Council

From: Director and Deputy Chief Building Official, Toronto Building

Wards: Ward 21 (Scarborough Centre)

SUMMARY

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 Chapter 363, under the authority of Section 33 of the Planning Act, the application for the demolition of the existing residential building located at 1505 Danforth Rd is being referred to the Scarborough Community Council for consideration to refuse or grant the application, including any conditions, if any, to be attached to the permit application because a building permit application has not been issued for a replacement building.

RECOMMENDATIONS

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

1. Refuse the applications to demolish the residential building at 1505 Danforth Rd because there is no permit application to replace the buildings on the site; or,
2. Approve the applications to demolish the residential building at 1505 Danforth Rd without any conditions; or
3. Approve the applications to demolish the residential building at 1505 Danforth Rd 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

There is no decision history for this property.

COMMENTS

On January 8th, 2026, Toronto Building received demolition permit applications to demolish the existing residential building at 1505 Danforth Rd. No replacement building permits have been applied for.

In a letter dated December 17, 2025, the applicant, Scarborough Transit Connect GP (STC), request the demolition of the residential building at 1505 Danforth Rd on behalf of Metrolinx (the owner). The applicant advises that the state of the property is in neglected, run down condition with mold developing inside. The residential building has been vacant since it was purchased in May of 2024. The applicant advises that all utilities services will be disconnected prior to commencement of the demolition, and that Enbridge gas is already disconnected.

Within the letter, STC advises that demolition of the residential building on the subject property is necessary to facilitate the construction of one of the Ancillary Emergency Exit Building (Emergency Exit Building - 4) as part of the Scarborough Subway Extension project works. The site will be used as a site laydown area to enable construction activities.

The existing building is not currently on the list of designated historical buildings. The land is not within a Toronto and Region Conservation Authority regulated area.

Residential Demolition Application- 1505 Danforth Rd.

CONTACT

Benjamin Miller
Manager, Plan Review
Toronto Building, Transit Priorities
Tel: (416) 395-7586, E-mail: Benjamin.Miller@toronto.ca

SIGNATURE

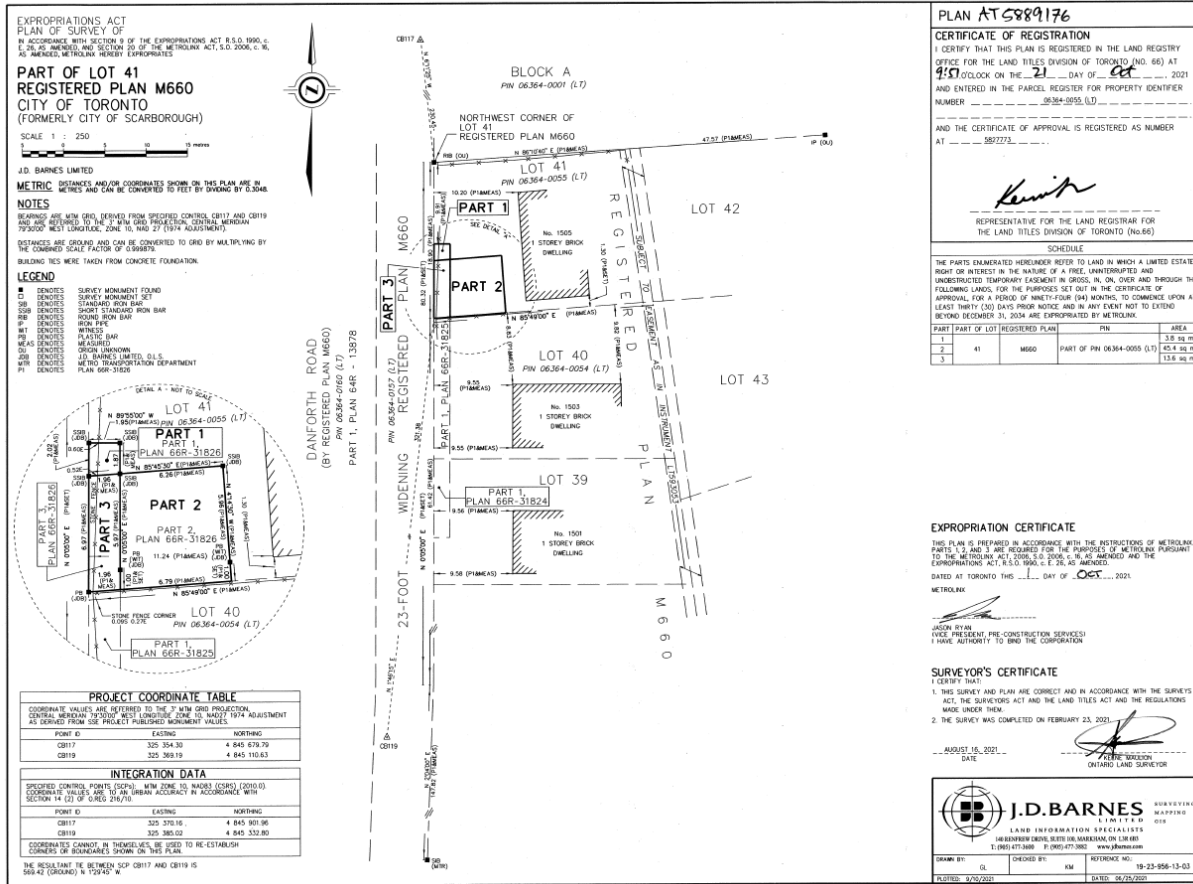
Anthony De Francesca
Director Plan Review and Deputy Chief Building Official
Toronto Building, Development & Growth Services
Tel: (416) 395-7549, E-mail: anthony.defrancesca@toronto.ca

ATTACHMENTS

Attachment 1 - Survey of 1505 Danforth Rd

Attachment 2 - Letter From Applicant

Attachment 1 - Survey of 1505 Danforth Rd



Attachment 2 - Letter From Applicant



SCARBOROUGH
Transit Connect

Scarborough Transit Connect GP
100 Consilium Place, Suite 1100
Scarborough, ON M1H 3E3
Date: 17-12-2025

Attn: Benjamin Miller
Email : benjamin.miller@toronto.ca
Transit Projects Plan Examination Manager – Toronto Building
5100 Yonge St., 1st Floor, North York ON M2N 5V7.

RE: Justification Letter to Scarborough Community Council – Metrolinx Scarborough Subway Extension Project – Demolition Permit Application – 1505 Danforth Road, Toronto ON

Background

The Scarborough Subway Extension (SSE) Project is part of Metrolinx's 2041 Regional Transportation Plan to deliver rapid, more reliable, and seamless transit in the Greater Toronto and Hamilton Area (GTHA). SSE is a 7.8 km extension of the existing TTC's Bloor–Danforth Line 2 from the existing Kennedy Station to a new station located at Sheppard Ave East and McCowan Road, as well as two new in-line stations located at Lawrence Avenue and McCowan Road, and Scarborough Centre respectively.

The benefits of the SSE Project include reduction in daily travel times for commuters, improved transit access for residents, economic and community growth, and reduction in traffic gridlock and greenhouse gases.

Rationale for Demolition Permit Prior to Building Permit

Demolition of the building at 1505 Danforth Road, an existing one-story single-family house, is required to make way for the construction of the Emergency Exit Building 4 (EEB4). SSE project delivery schedule requires that site preparation activities commence prior to completion of the building and site designs. Removal of the existing building prior to issuance of building permit is critical to the use of the property for site laydown to enable construction activities related to EEB4. Hence, Metrolinx is seeking a Demolition Permit in advance of the ultimate Building Permit.

To meet the SSE delivery schedule, the proposed demolition is expected to begin in Mid-March 2026 and be completed by April 2026.

Current Condition of the Building

The property is currently in a neglected and run-down condition. While there is no major structural or visible damage, mold has developed inside the house due to it being vacant since purchase.

Services

Utility services, including City of Toronto water and sewer lines, electricity will be disconnected and capped at the property line prior to the commencement of demolition. Enbridge gas is already disconnected.

Occupancy

Metrolinx is the registered owner of the land, and the site has been vacant since purchased in May 2024.

Proposed Development

The site is being used to enable the construction activities for the proposed EEB4.

For the above reasons, Metrolinx requests that the Scarborough Community Council approves the demolition of the building. Furthermore, given the typically lengthy nature of transit projects, and SSE being one of the Province of Ontario's priority transit projects that will benefit the City of Toronto.