

Residential Demolition Application - 1072 McCowan Rd.

Date: January 23, 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 1072 McCowan 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 1072 McCowan 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 1072 McCowan Rd without any conditions; or
3. Approve the applications to demolish the residential building at 1072 McCowan 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 December 16th, 2025, Toronto Building received demolition permit applications to demolish the existing residential building at 1072 McCowan Rd. No replacement building permits have been applied for.

In a letter dated January 9, 2026, the applicant, Scarborough Transit Connect GP (STC), request the demolition of the residential building at 1072 McCowan Rd on behalf of Metrolinx (the owner). The applicant advises that the state of the property is in advanced deterioration, vacant, and fenced off. The applicant advises that all utilities are currently connected for each property and will be disconnected prior to commencement of the demolition, and that an application has been made for these disconnections.

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 - 6) as part of the Scarborough Subway Extension project works.

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.

CONTACT

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Toronto Building, Transit Priorities
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SIGNATURE

Anthony De Francesca
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Toronto Building, Development & Growth Services
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ATTACHMENTS

Attachment 1 - Survey of 1072 McCowan Rd
Attachment 2 - Letter From Applicant



Scarborough Transit Connect GP
100 Consilium Place, Suite 1100
Scarborough, ON M1H 3E3
Date: 01-09-2026

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

RE: Memo for Community Council Approval - Request for Demolition of 1072 McCowan Rd.

I am writing to formally request approval to proceed with the demolition of the property located at 1072 McCowan Rd – Scarborough, which is required to be demolished as part of the scope of work for the Scarborough subway extension -SSE. This property is currently owned by Metrolinx and Scarborough Transit Connect (STC) is the authorized contractor for Metrolinx and will be responsible for carrying out the demolition work.

This Demolition is necessary to facilitate the construction for one of the Ancillary Emergency Building (Emergency Exit Building – 6) as part of the Scarborough Subway Extension project works outlined as approved project design and planning documents. As per our schedule, demolition is planned in early April 2026 and will take about 3-4 weeks to complete the demolition.

All necessary assessments, including environmental and structural, have been conducted in accordance with regulatory requirements. Upon inspection, this property was found to be in a state of advanced deterioration. The foundation is significantly aged, structurally deficient with multiple roof leaks and does not comply with current city standards. Also, this property has single Dwelling unit. Please be advised that the building is currently vacant and has been secured with fencing. Currently, all utility services remain connected.

STC will be undertaking the necessary steps to prepare and submit the required permit applications for the disconnection of services prior to the commencement of demolition activities. No demolition works will proceed until the appropriate permits are approved and all services are safely disconnected as per the regulatory requirements.

We are committed to ensuring the demolition is executed safely, with minimal disruption to the surrounding area, and in full compliance with applicable municipal and provincial regulations.

We respectfully request your approval to proceed with the demolition permit application. Should you need any further documentation or clarification, please do not hesitate to contact us.

Thank you for your attention and continued support.

Yours sincerely,
Kavya Vanteru
PLAA Coordinator
Scarborough Transit Connect

