

Request to grant or refuse the application to demolish residential buildings at 4671 & 4673 Kingston Road with no building permits issued.

Date:	February 26, 2008
To:	Chair and Members, Scarborough Community Council
From:	Director, Toronto Building, Scarborough District
Wards:	Scarborough East –Ward 44
Reference Number:	File # 2008SC009 Application # 08-113237 & 08-113229 DEM

SUMMARY

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

In accordance with By-law No. 1009-2006 , I refer the demolition permit applications for 4671 & 4673 Kingston Road to Scarborough Community Council to grant or refuse the applications, including any conditions, if any, to be attached to the permit.

RECOMMENDATIONS**Director of Building and Deputy Chief Building Official**

It is recommended that Community Council:

1. Approve the applications to demolish the subject residential buildings with the following conditions:
 - a) that a construction fence 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) that the sites be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, paragraph B; and
- d) that any holes on the properties are backfilled with clean fill.

FINANCIAL IMPACT

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

COMMENTS

On February 22, 2008, applicant, Alice Wong of the City of Toronto submitted two demolition permit applications on behalf of the owner, the City of Toronto, to demolish the one storey single family residential buildings at 4671 & 4673 Kingston Road. The owner has not made any permit applications to replace the buildings. In an e-mail dated February 22, 2008, the applicant has stated that the buildings are to be demolished and the lands will be used for the expansion of the adjacent City owned park which is named "Megan Park".

The subject properties and the abutting lands are governed by the West Hill Community Zoning Bylaw #10327.

The property at 4671 Kingston Road has a CR- Commercial/Residential zoned designation but it may be used for Park purposes as permitted by the General Provisions which states "Nothing in this Bylaw shall prevent the use of any land within the defined area as a public park, public street, or for the erection of public and separate schools within the meaning of the Public and Separate Schools Act for the Province of Ontario, or for structures essential to the operation of Public Utilities".

The property at 4673 Kingston Road has a P – Park zoned designation.

The subject buildings are not listed on the City's Inventory of Heritage Properties.

The applications are being referred to Scarborough Community Council because the buildings proposed to be demolished are residential buildings and the applicant has not received any permits to replace the buildings. In such cases, By-law 1009-2006 requires Community Council to issue or refuse the demolition permits.

CONTACT

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SIGNATURE

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ATTACHMENTS:

Attachment 1 – E-mail from applicant
Attachment 2 – Site Plan