



**STAFF REPORT
ACTION REQUIRED**

Request to grant or refuse the application to demolish a residential building at 2661 Kingston Road with no building permit issued.

Date:	January 13, 2009
To:	Chair and Members, Scarborough Community Council
From:	Gene Lee, Acting Director, Toronto Building, Scarborough District
Wards:	Scarborough South West Ward 36
Reference Number:	2009SC001 File # 08-202115 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 application for 2661 Kingston Road to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permit.

RECOMMENDATIONS

Toronto Building, Scarborough District, recommends that Scarborough Community Council:

1. Approve the application to demolish the subject residential building 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 site 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 property 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 September 10, 2008, applicant, Ingrid Engman of Priestly Demolition Inc. submitted a demolition permit application on behalf of the owner, St. Augustine's Seminary, to demolish the single family residential building at 2661 Kingston Road. The owner has not made any permit application to replace the building.

The subject properties and the abutting lands are governed by the Cliffcrest Community Zoning Bylaw #9396 and the property is zoned Institutional (I) Uses.

The property is not within Toronto Region and Conservation Authority regulation boundaries.

The subject property is designated under Part IV of the Ontario Heritage Act. Heritage Preservation Services has reviewed the application to demolish the structure and has advised that the structure is not covered in the Reasons for Designation and therefore do not have a concern with its demolition.

In a letter dated October 9, 2008, the applicant states that the dwelling was formerly used as a summertime retreat for priests and has not been used in that capacity for over ten years. The seminary wishes to demolish the structure and not replace it as the dwelling is not required and is burdening the Seminary with security and maintenance costs. They are also concerned the structure could be subject to vandalism as it is located away from the main structures.

The application is being referred to Scarborough Community Council because the building proposed to be demolished is a residential building and the applicant has not received any permit to replace the building. In such cases, By-law 1009-2006 requires Community Council to issue or refuse the demolition permit.

CONTACT

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SIGNATURE

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Applicant's Information:

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ATTACHMENTS:

Attachment 1 – Letter from Applicant
Attachment 2 – Site Plan
Attachment 3 – Photo of Building