



STAFF REPORT ACTION REQUIRED

Residential Demolition Application 1320 Kingston Road

Date:	November 6, 2015
To:	Chair and Members, Scarborough Community Council
From:	A/Director, Toronto Building, Scarborough District
Wards:	Ward 36 - Scarborough Southwest
Reference Number:	2015SC005 File # 15 221143 DEM

SUMMARY

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

In accordance with Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article II “Demolition Control”, the application for the demolition of a vacant single family dwelling located at 1320 Kingston Road is referred to the Scarborough Community Council to refuse or to grant the application as a building permit has not been issued for a replacement building.

If the Scarborough Community Council grants issuance of the demolition permit, it may impose conditions if any, to be attached to the demolition permit.

RECOMMENDATIONS

Toronto Building recommends that the Scarborough Community Council give consideration to the demolition application for 1320 Kingston Road and decide to:

- 1) Refuse the application to demolish the single family dwelling because there is no permit to replace the building on the site; or
- 2) Approve the application to demolish the single family dwelling without condition; or
- 3) Approve the application to demolish the single family dwelling 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 sod be laid, as appropriate, on the site and 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 be backfilled with clean fill.
-

Financial Impact

There are no financial impacts as a result of the demolition of this property.

COMMENTS

On September 11, 2015, on behalf of the owner, Sunrise Gate (Kingston) Ltd., an application for demolition permit, to demolish a residential single family dwelling at 1320 Kingston Road was submitted. An application for a replacement building has not been submitted. This property, along with the adjacent two properties at 1316 and 1318 Kingston Road have been purchased by Sunrise Gate (Kingston) Ltd. and a development application for construction of a new seven storey building containing thirty residential units and at-grade retail space is currently under review by City Planning. The subject property is currently zoned CR – Commercial Residential, in the Birchcliff Community Zoning By-law 8786 and the use is permitted as of right. The City Wide Zoning By-law 569-2013 does not apply to this development.

At this time, the owner is seeking to convert the single family dwellings at 1316 and 1318 Kingston Road to a sales pavilion and the required parking is proposed at 1320 Kingston Road.

The application for the demolition of the single family dwelling has been circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor.

This application for demolition is being referred to the Scarborough Community Council because the building proposed to be demolished is a residential building and the applicant has not received a permit to replace the building.

In such cases, Chapter 363 Article II of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

CONTACT

Robert Lue, P.Eng.
Manager, Plan Review
Tel.: (416) 396-8225
Fax: (416) 396-5231
E-Mail: Lue@toronto.ca

SIGNATURE

Diane Damiano
A/Director, Toronto Building
Scarborough District

ATTACHMENTS

1. SITE PLAN

