



**STAFF REPORT
ACTION REQUIRED**

**Residential Demolition Application
6435 Kingston Road**

Date:	April 28, 2016
To:	Chair and Members, Scarborough Community Council
From:	Acting Director, Toronto Building, Scarborough District
Wards:	Ward 44 - Scarborough East
Reference Number:	2016SC001 File # 16-134088 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 at 6435 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 6435 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 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;
 - d. that any holes on the property be backfilled with clean fill;
 - e. that all privately and publicly owned trees, which are protected by the City of Toronto By-laws, be protected in accordance with the By-laws during the demolition process;
 - f. that the applicant for the demolition permit construct and substantially complete the new building to be erected on the site of the residential property where the house is to be demolished not later than two years from the day demolition of the existing building is commenced; and
 - g. that on failure to complete the new building within the time specified in (f) above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit contained in the residential property in respect of which the demolition permit is issued and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued.

Financial Impact

Future property tax revenues may be impacted.

COMMENTS

On March 31, 2016, an application for demolition permit application, to demolish a single family residential building at 6435 Kingston Road, was submitted on behalf of the owner, 1583690 Ontario Limited. The applicant has not submitted a building permit application to replace the building at this time. In a letter submitted with the demolition application, the owner states that the house has been vacant, all utilities have been

disconnected. The property has been recently vandalized and the owner wishes to demolish the vacant single family dwelling for aesthetic and safety reasons (att 2).

The subject property is in the Single Family Residential (S) zone and Two Family Residential (T) zone in the Highland Creek Community Zoning By-law Number 10827 and is in the Residential Semi-detached (RS) zone and Residential Detached (RD) zone in the City-wide Zoning By-law 569-2013, which is currently under appeal.

This property, along with the properties to the east (6441 & 6443 Kingston Road) are the subject of rezoning and subdivision applications.

The application for the demolition of the single family dwelling has been circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor. The existing house is not a designated historical building

The demolition application 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 buildings or to redevelop the site. 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

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SIGNATURE

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Scarborough District

ATTACHMENTS

Attachment 1 – Site Plan
Attachment 2 – Letter from Applicant