

Residential Demolition Application - 2201 Kingston Road

Date: January 25, 2019

To: Chair and Members, Scarborough Community Council

From: Director, Toronto Building, Scarborough District

Wards: Ward 20 - Scarborough Southwest

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 city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Chapter 363, as amended by By-law No. 1009-2006, enacted by City Council on September 27, 2006 under the authority of Section 33 of the *Planning Act*, the application for the demolition of a three-storey apartment building at 2201 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

The Director, Toronto Building, Scarborough District, recommends that the Scarborough Community Council:

1. Approve the application to demolish the existing residential building located at the premises municipally known as 2201 Kingston Road 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 provisions of the Municipal Code, Chapter 629, §§ 629-10B & 629-11; and

d) That any holes on the property are backfilled with clean fill.

Or, in the alternative,

2. Refuse the application to demolish the existing residential building at the premises municipally known as 2201 Kingston Road because a building permit has not been issued for a replacement building on this site.

Or, in the alternative,

3. Approve the application to demolish the existing residential building at the premises municipally known as 2201 Kingston Road without any conditions.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

The City of Toronto Municipal Code [SD(1), Article II, Chapter 363, Demolition Control] requires that the application be referred to Community Council for consideration if no building permits are issued to erect replacement buildings on the property.

COMMENTS

On June 20, 2018, an application to demolish the residential building at 2201 Kingston Road was submitted by Karina Garcia-Angelidis of 59 Project Management Inc., on behalf of the property owner, 2584254 Ontario Inc. An application for building permit has not been submitted.

In a letter submitted requesting the demolition permit, the owner states that they wish to obtain a demolition permit "for a proposed future development" and that the existing residential building "could be considered unsafe and a target for illicit activity when left unaccompanied and unsupervised". Currently, there is a development application under review for an 11-storey mixed-use building with 182 residential units and commercial space on the ground floor which encompasses the adjacent properties municipally known as 2203, 2205, 2207 and 2209 Kingston Road.

Occupancy of the residential building will cease in January 2019. Utilities are scheduled to be disconnected in February 2019.

The property is designated *Mixed Use Areas* in the Official Plan and is zoned Commercial Residential ("CR") under the former City of Scarborough's Cliffside Community By-law No. 9364.

Toronto Building can confirm that the proposed demolition is not regulated under Chapter 667 of the Municipal Code (rental housing demolition and conversion), as the existing residential building does not contain 6 or more residential units.

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

The demolition application is being referred to the Scarborough Community Council because the building proposed to be demolished is a residential building and no building permits have been issued to erect replacement buildings on the property. In such cases, Article II of Chapter 363 of the City of Toronto Municipal Code requires Community Council to authorize the issuance or refuse to authorize the issuance of the demolition permit.

CONTACT

Robert Bader
Acting Manager, Plan Review, Scarborough District
Toronto Building
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SIGNATURE

Bill Stamatopoulos, M.Eng., P.Eng.
Director, Scarborough District, Toronto Building

ATTACHMENTS

1. Survey Sketch - 2201 Kingston Road
2. Photographs of 2201 Kingston Road
3. Google Maps Excerpts
4. Letter from Property Owner

ATTACHMENT 1: SURVEY SKETCH - 2201 KINGSTON ROAD



ATTACHMENT 2: PHOTOGRAPHS OF 2201 KINGSTON ROAD



ATTACHMENT 3: GOOGLE MAPS EXCERPT

Dated: August 2018



Dated: August 2018



ATTACHMENT 4: LETTER FROM PROPERTY OWNER

2584254 Ontario Inc.

December 19, 2018

Robert Bader
Manager, Plan Review
City of Toronto, Scarborough District

Attn: Robert Bader

Re: 2201 Kingston Road – DEM permit application

Dear Mr. Bader,

We are seeking Community Council Approval to obtain a demolition permit at 2201 Kingston Road for a proposed future development. As of January 2019 the building will be unoccupied and could be considered unsafe and a target for illicit activity when left unaccompanied and unsupervised. Utilities will be disconnected in February of 2019. The current structure is stable however the interior elements are damp and contain designated substances, to be properly and safely disposed of at time of demolition. We hope this letter provides you with sufficient justification to seek your approval.

Should you require further information, please contact Michal Wywrot at mw@lch.to or 647-478-7987.

Trust this meets with your approval

Yours truly,
2584254 Ontario Inc.



Michal Wywrot | Owner

5 Allen Ave. Toronto, ON M4M 1T5