



REPORT FOR ACTION

Residential Demolition Application – 2209 Kingston Road

Date: June 7, 2019
To: Scarborough Community Council
From: Chief Building Official & 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 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 single family dwelling at 2209 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:

1. Approve the application to demolish the one storey residential building at 2209 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 Municipal Code Chapter 629-10, paragraph B and 629-11;

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

Or, in the alternative,

2. Refuse the application to demolish the existing one storey residential building at 2209 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 one storey residential building at 2209 Kingston Road without any conditions.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

The City of Toronto Municipal Code [Chapter 363, Article II “Demolition Control” Subsection D (1)] 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 April 29, 2019, an application to demolish a single family residential building at 2209 Kingston Road, was submitted on behalf of the owner, 2584254 Ontario Limited (Michal Wywrot). The Proposal is to construct a 12 storey 180 unit condominium (2201-2209 Kingston Road).

An application for building permits has not been made. The owner has indicated that building permit applications will be submitted in July.

In a letter submitted requesting the demolition permit, the owner states that the house will be vacant September 1st, 2019, and all utilities will be disconnected September 30th, 2019.

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

Site and Surrounding Area

The subject property is located, east of Birchmount Road and west of Midland Avenue. The subject property is in the Single Family Residential (S) zone in the Cliffside Community Zoning By-law Number 9364.

CONTACT

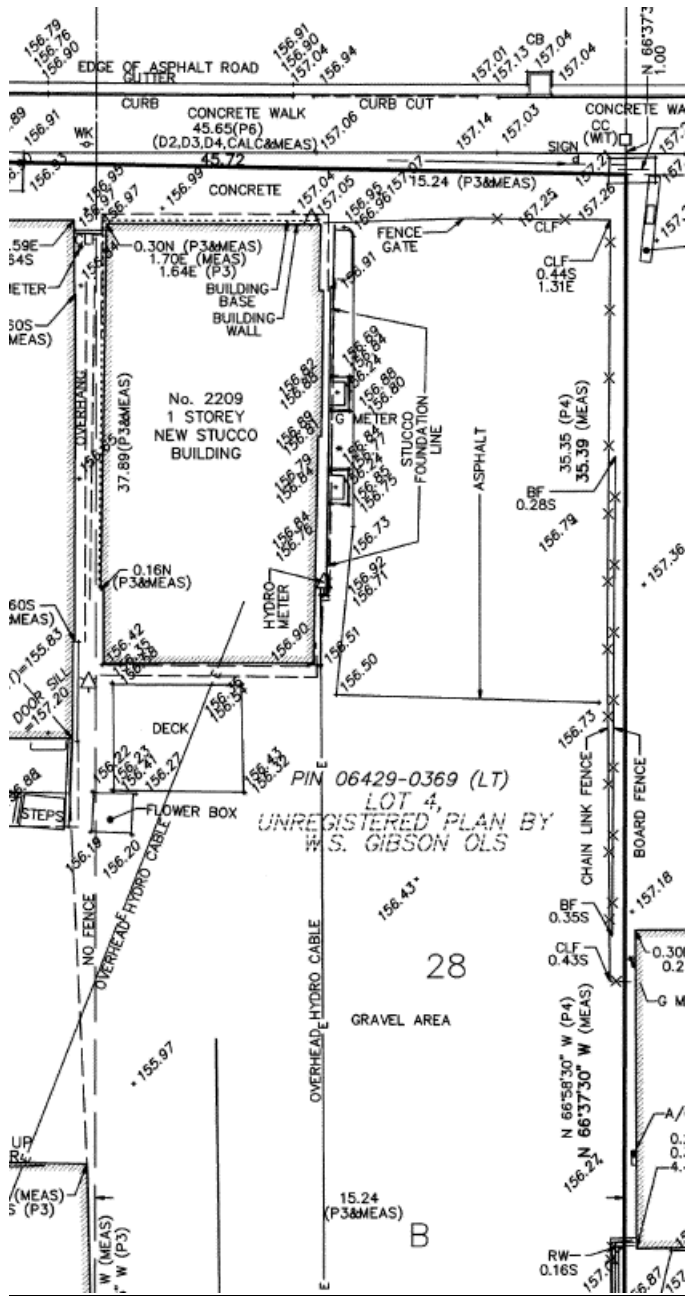
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SIGNATURE

Bill Stamatopoulos
Deputy Chief Building Official & Director
Toronto Building, Scarborough District

ATTACHMENTS

1. Site Plan 2209 Kingston Road
2. Photo of 2209 Kingston Road
3. Google Map
4. Letter from applicant



Attachment 2: Photo of 2209 Kingston Road



Attachment 3: Google Map



Attachment 4: Letter from Applicant

2584254 Ontario Inc.

June 3rd, 2019

Dwayne Tapp
Manager, Plan Review
City of Toronto, Scarborough District
Attn: Dwayne Tapp

Re: 2209 Kingston Road – DEM permit application

Dear Mr. Tapp

We are seeking Community Council Approval to obtain a demolition permit at 2209 Kingston Road for a proposed future development of a 12 story 180 unit condominium. This proposed project is currently working its way through Municipal Approvals process and full BLD permit submission will be made in July.

As of September 1st 2019 the building will be unoccupied and utilities will be disconnected September 30th 2019. We would like commence geothermal borefield drilling as soon as possible (TGS Tier 2 provision for future development) and therefore would like to demolish the property as soon as vacant. 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