

**Residential Demolition Application – 1478-1480
Kingston Road**

Date: June 24, 2019
To: Scarborough Community Council
From: Deputy Chief Building Official and 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 the Toronto Municipal Code Ch.363, under the authority of Section 33 of the Planning Act, the application for the demolition of an existing mixed use building with one (1) residential dwelling unit at 1478-1480 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 Deputy Chief Building Official & Director, Toronto Building, Scarborough District recommends that the Scarborough Community Council:

1. Refuse the application to demolish the mixed use building because there is no permit for a replacement building on the site; or
2. Approve the application to demolish the mixed use building without any conditions; or
3. Approve the application to demolish the mixed use building with the following conditions:

- a. That construction fences be erected in accordance with the provisions of the Municipal Code, Chapter 363, 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 that the site be maintained free of garbage and weeds, in accordance with Municipal Code Chapter 629-10, paragraph B and 629-11; and
- d. That any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property

COMMENTS

On May 14, 2020, an application to demolish a mixed use building with one (1) dwelling unit at 1478-1480 Kingston Road was submitted on behalf of the owner, Nova Ridge (Manderley) GP Corp. They would like to demolish the mixed use building which contains 1 dwelling unit located at the second floor level.

In a letter submitted requesting the demolition permit, the owner states that the subject apartment currently has one tenant is scheduled to be vacated by September 2020.

Rezoning of the site was approved in October of 2019 with the adoption of site specific By-law 1409-2019 and 1410-2019. Site plan approval application 18-150678 ESC 36 SA is for the development of the site for an eleven storey mixed use building is currently under review by City Planning.

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

The demolition application is being referred to the Scarborough Community Council because the building proposed to be demolished contains a residential dwelling unit and there are no replacement building permits to be issued at this time. In such cases, Chapter 363 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, on the north side of Kingston Road and west of Manderley Drive.

CONTACT

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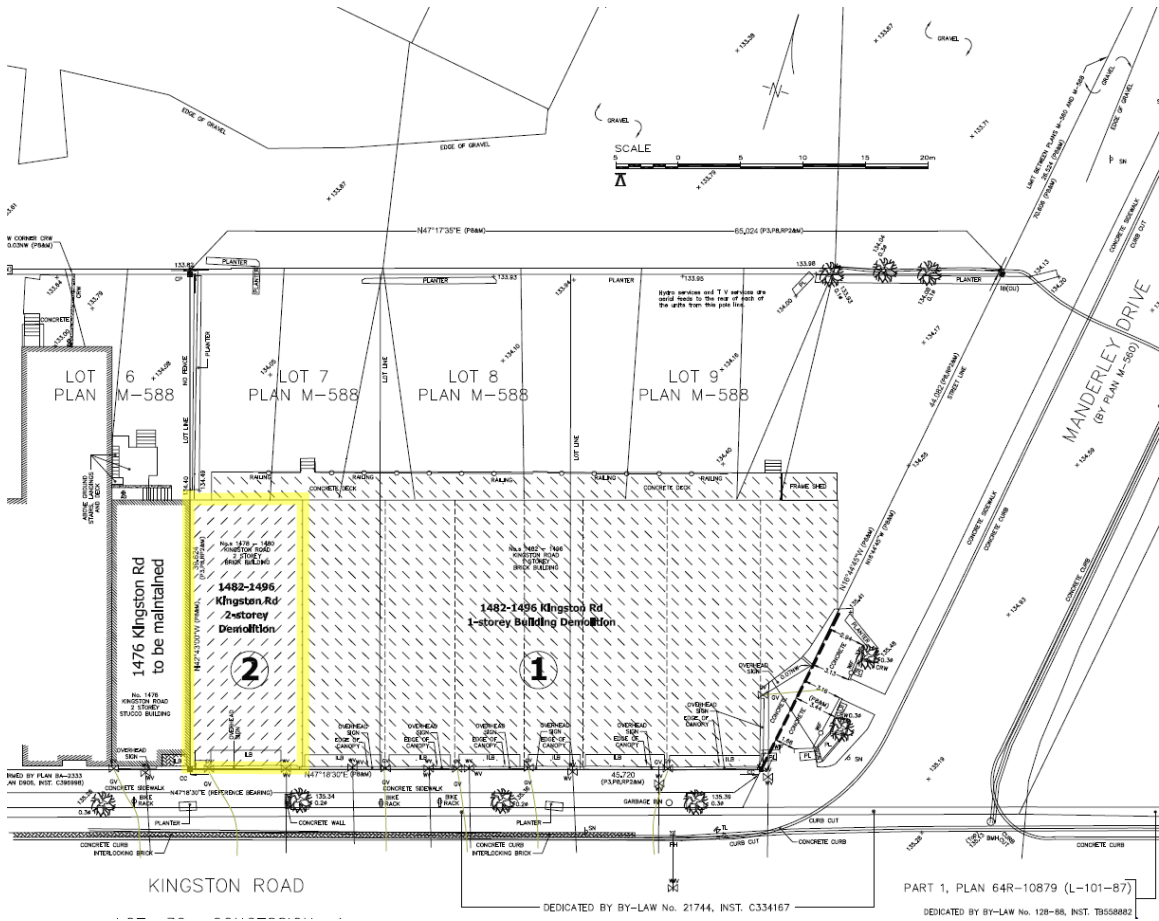
SIGNATURE

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

ATTACHMENTS

1. Site Plan
2. Photo
3. Map
4. Letter from applicant

Attachment 1 Site Plan



Attachment 2: Photo



Attachment 4: Letter from Applicant (1 of 2)



May 25th, 2020
Plan Review Manager Contact information:
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Re: Nova Ridge [Manderley] GP Corp.
Re: 1478-1480 Kingston Road

Dear Daniel,

This letter serves as the request for permission from Scarborough Community Council for the release of a demolition permit without a replacement building permit being in place for 1478-1480 Kingston Road under file number 20 145476 DEM.

The reason for this request is that the redevelopment project at 1478-1496 Kingston Road is advancing through the approvals process and in order to meet its commitments requires it to commence in September 2020. In terms of approvals the project has commenced with and has achieved:

- Site specific zoning which is in full force and effect.
- A section 37 agreement which is executed and registered on title.
- Site plan approval which is on its 2nd submission and well through the process.
- Piling and shoring permit application has been made and anticipated to be received in the summer of 2020.
- Demolition permit applications have been made with the Building Department.
- Full building permit application is anticipated to be made in July/ August of 2020.
- The site is connected to the City domestic, sanitary and storm sewers.
- Only the 1478 Kingston Road building has a residential use with the inclusion of one 2nd floor apartment (not section 111) unit with the tenant expected to be out of the premises to a new location by September 2020.

The proposed new mixed-use development project consists of an 11 storey building containing 198 residential dwelling units, 376sqm of indoor amenity space, 470sqm of outdoor amenity space, retail at grade, 172 residential/ commercial parking spaces included within a 3 ½ level underground parking garage which is proposed to be built lot line to lot line at the corner of Kingston Road and Manderley Drive.

This request is being made to allow for the mixed-use project to proceed in a phased manor allowing for the required permits to be released allowing for demolition in the fall making way for the

Attachment 4: Letter from Applicant (2 of 2)

commencement of shoring and excavation, a foundation and above grade structure in order to keep to the project schedule and sequencing.

I trust that the above meets with your approval and look forward to any questions or comments that you may have.

Thank you,

Ryan Millar