

Request to demolish the Residential Dwelling Unit - 995 Kingston Road

Date: October 23, 2020
To: Toronto and East York Community Council
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward 19 Beaches - East York

SUMMARY

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority to make a final decision.

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code, Ch. 363, Article 6 "Demolition Control," the application for the interior alteration resulting in incidental demolition of an existing residential unit in a mixed used building at 995 Kingston Road (Application No. 20 195745 BLD 00 BA) is being referred to the Toronto and East York Community Council for consideration to refuse or grant the application, including any conditions, if any, to be attached to the permit application because demolition incidental to the interior alterations is being proposed where, after alteration, the property will not be used for the same use because the residential use will be removed from the building.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, Toronto and East York District recommends that the Toronto and East York Community Council give consideration to the building permit application, which includes incidental demolition of the residential use in the building, for 995 Kingston Road, and decide to:

1. Refuse the application to demolish the vacant residential dwelling unit because the building will no longer be used for the same use; or
2. Approve the application to demolish the vacant residential dwelling unit without any conditions; or
3. Approve the application to demolish the vacant residential dwelling unit with any conditions identified by Community Council.

FINANCIAL IMPACT

There are no financial impacts.

DECISION HISTORY

There is no history for this property.

COMMENTS

The existing building at 995 Kingston Road is a mixed use building with a residential dwelling unit on the 2nd floor and retail use on the ground and basement floors. On September 18, 2020, the agent, acting for the owner of the property, submitted a building permit application for interior alterations to the basement, ground and second floors to change the use in the entire building to contain a daycare. As such, the building permit application included the incidental demolition of the existing residential dwelling unit on the second floor.

In an email dated October 22, 2020, (see Attachment 1) the owner advised that the resident that resided on the second floor vacated the unit in April 2020 and the store front closed in February 2020 and that the building itself is unfit to live in due to its condition.

The owners are long-time residents of the area and currently own Beaches Montessori School at 950 Kingston Road, a licenced child care centre offering programming for 62 children. Their school has an extensive waitlist and receives daily requests from parents looking for childcare. They have been turning families away since they opened their doors in 2017. They purchased 995 Kingston Road to expand their space and open a new licenced child care centre providing the neighbourhood with 31 much needed child care spaces.

995 Kingston Road will provide 15 toddler spaces for children 18-30 months of age and 16 spaces for children 30 months to 6 years (Pre-school to senior kindergarten age). The school will also be hiring 6 new fulltime staff and 4 potential part time staff, providing new job opportunities for the neighbourhood.

The owners believe the importance of child care in the neighbourhood, the job opportunities that will be provided, the building improvements that will be made and the positive influence this child care centre will have for other small businesses will be an asset to their community as a whole.

As a result of concern that the existing residential dwelling unit is unfit to live in, the Owner has indicated that the demolition would permit the building to be re-purposed to a much needed use for the City and its residents.

CONTACT

Cedric Barrera, Manager, Plan Review, Toronto Building - Toronto & East York District;
Tel.: (416) 392-7538; email address:

cedric.barrera@toronto.ca

SIGNATURE

_____ for _____
Kamal Gogna
Director & Deputy Chief Building Official, Toronto Building
Toronto and East York District

ATTACHMENT

Attachment 1: Letter from Owner

Attachment 1: Letter from Owner

From:
To: [Cedric Barrera](#)
Cc: ; [Roberto Furguele](#)
Subject: Community Council Information for 995 Kingston Road
Date: October 22, 2020 12:27:36 PM

Hi Cedric,

Thank you so much for helping us navigate through this permitting process. I wanted to outline some information and intended use of our building for your report to community council in November. The zoning of 995 Kingston Road is mixed use. It's main floor is zoned as commercial and the second floor is zoned as residential. Each floor is approximately 800 square feet. The resident that resided on the second floor vacated in April 2020 and the store front closed in February 2020.

The building itself was unfit to live in and the gentleman who was there did not even have running water. Neighbours had contacted public health a number of times but nothing was done to help this situation. The electrical in the building was all knob and tube wiring. The building is old and very run down.

My business partner, and I are both long time residents of area and own Beaches Montessori School at 950 Kingston Road and We are a licensed child care centre and at this location offer child care programming for 62 children -18 months to 6 years. Our school has a waitlist and we field calls daily from parents looking for child care. We purchased 995 Kingston Road to expand our space and to open two more classrooms. The opening of this new licensed child care will provide our neighbourhood with 31 much needed child care spaces. We have an extensive waitlist for our current location and have been turning families away since we opened our doors in 2017. 995 Kingston Road will provide 15 toddler spaces for children 18-30 months of age and 16 spaces for children 30 months to 6 years (Pre-school to senior kindergarten age). The school will also be hiring 6 new full-time staff and 4 potential part time staff, providing new job opportunities for our neighbourhood.

As many of the business owners along Kingston Road will tell you, the families that come to our school have also had a positive impact for the surrounding small businesses in our neighbourhood.

We feel that the importance of child care in our neighbourhood, the job opportunities we will be providing, the building improvements we are making and the positive influence this opportunity will have for other small businesses will be an asset to our community as a whole.

Please let me know if you would like further information about our business plan or any other supporting information I may have left out.

Thanks again for all your help with this!



Beaches Montessori School
950 Kingston Road
Toronto, ONT
M4E 1S7

