

## **Residential Demolition Application - 1117-1119 Kingston Rd & 196-198 Blantyre Ave**

**Date:** September 19, 2023  
**To:** Scarborough Community Council  
**From:** Deputy Chief Building Official and Director  
**Wards:** Ward 20 - Scarborough-Southwest

### **SUMMARY**

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This staff report is about a matter for which Scarborough Community Council has delegated authority from City Council to make a final decision.

In accordance with Section 33 of the Planning Act and City of Toronto Municipal Code Ch. 363, Article 6 “Demolition Control”, the application for the demolition of the dwellings at 1117-1119 Kingston Rd & 196-198 Blantyre Ave 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**

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The Deputy Chief Building Official and Director, Toronto Building, Scarborough District recommends that the Scarborough Community Council:

1. Refuse the application to demolish the residential buildings at 1117-1119 Kingston Rd & 196-198 Blantyre Ave because there is no permit to replace the building on the site; or

2. Approve the application to demolish the residential buildings at 1117-1119 Kingston Rd & 196-198 Blantyre Ave without conditions; or

3. Approve the application to demolish the residential buildings at 1117-1119 Kingston Rd & 196-198 Blantyre Ave with the following conditions:

a) that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article 7, 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; and,

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

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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The City of Toronto Municipal Code [Chapter 363, Article 6.3, Subsection D (1)] requires that the application be referred to Scarborough Community Council for consideration if no building permits are issued to erect replacement buildings on the property.

## **COMMENTS**

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On June 8, 2023, applications to demolish the dwellings at 1117-1119 Kingston Rd & 196-198 Blantyre Ave were submitted on behalf of the owners, East Beach Developments Limited.

In a letter submitted requesting the demolition permit, the applicant advises that these properties are severely deteriorated and an eye sore to the neighbourhood. In addition, their Hydrogeological consultants require monitoring wells to be installed where the houses are located. Furthermore, the proposed building is proposed to be Geothermal and a conductivity test must occur to confirm the Geothermal system is compatible with the site. With the houses in place, these consultants cannot get the necessary equipment onto the site to execute the required studies.

At this time, Toronto Water has disconnected and removed their meters from each unit. City sanitary sewers will be disconnected prior to demolition. Hydro has been turned off and will disconnect the overhead wires upon presentation of the demolition permits and Enbridge has been notified.

We have been advised that all dwellings are vacant.

We have been advised that the plan for the site will be to redevelop the site with another residential building. A Planning Pre Application Consultation meeting has occurred with subsequent revisions. They will be applying for Site Plan Approval.

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

The demolition application is being referred to the Scarborough Community Council because the building proposed to be demolished is a residential building and there are no replacement building permits to be issued. In such cases, Chapter 363 Article 6 of the City of Toronto Municipal Code requires Scarborough Community Council to issue or refuse the demolition permit.

### **Site and Surrounding Area**

The properties are located at the corner of Kingston Rd and Blantyre Ave. 1117-1119 Kingston Rd & 198 Blantyre Ave are zoned CR-203-204-205-206-284-287-290-291-292-293-294-295-296-298-299-300-301-303 and 196 Blantyre Ave is zoned T-6-27-41-47-67 under former City of Scarborough Birchcliff Community By-law No. 8786.

### **CONTACT**

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Josh Heisterkamp, T (416) 392-7927  
E-mail: [josh.heisterkamp@toronto.ca](mailto:josh.heisterkamp@toronto.ca)

### **SIGNATURE**

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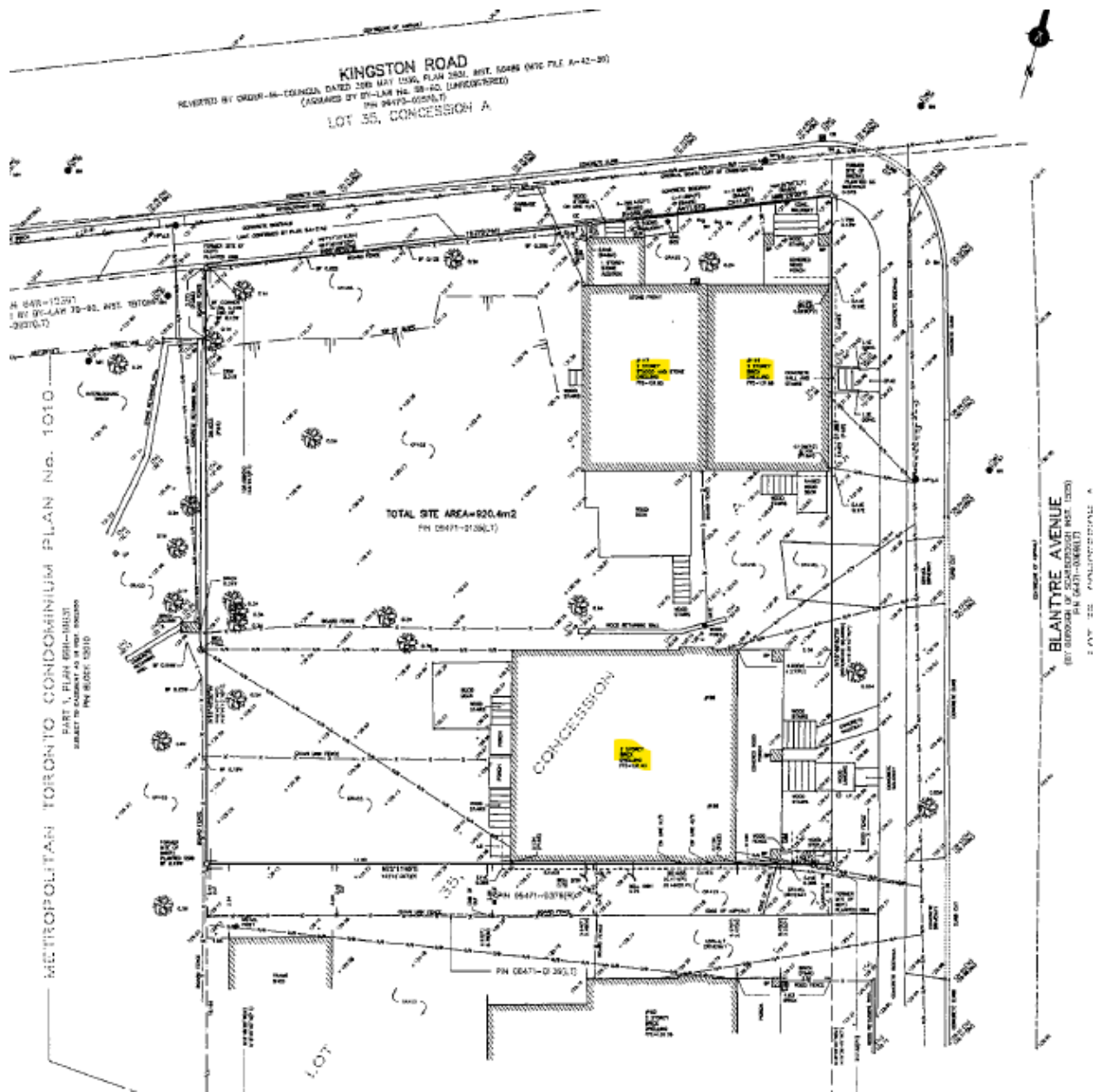
Bill Stamatopoulos  
Deputy Chief Building Official and Director  
Toronto Building, Scarborough District

### **ATTACHMENTS**

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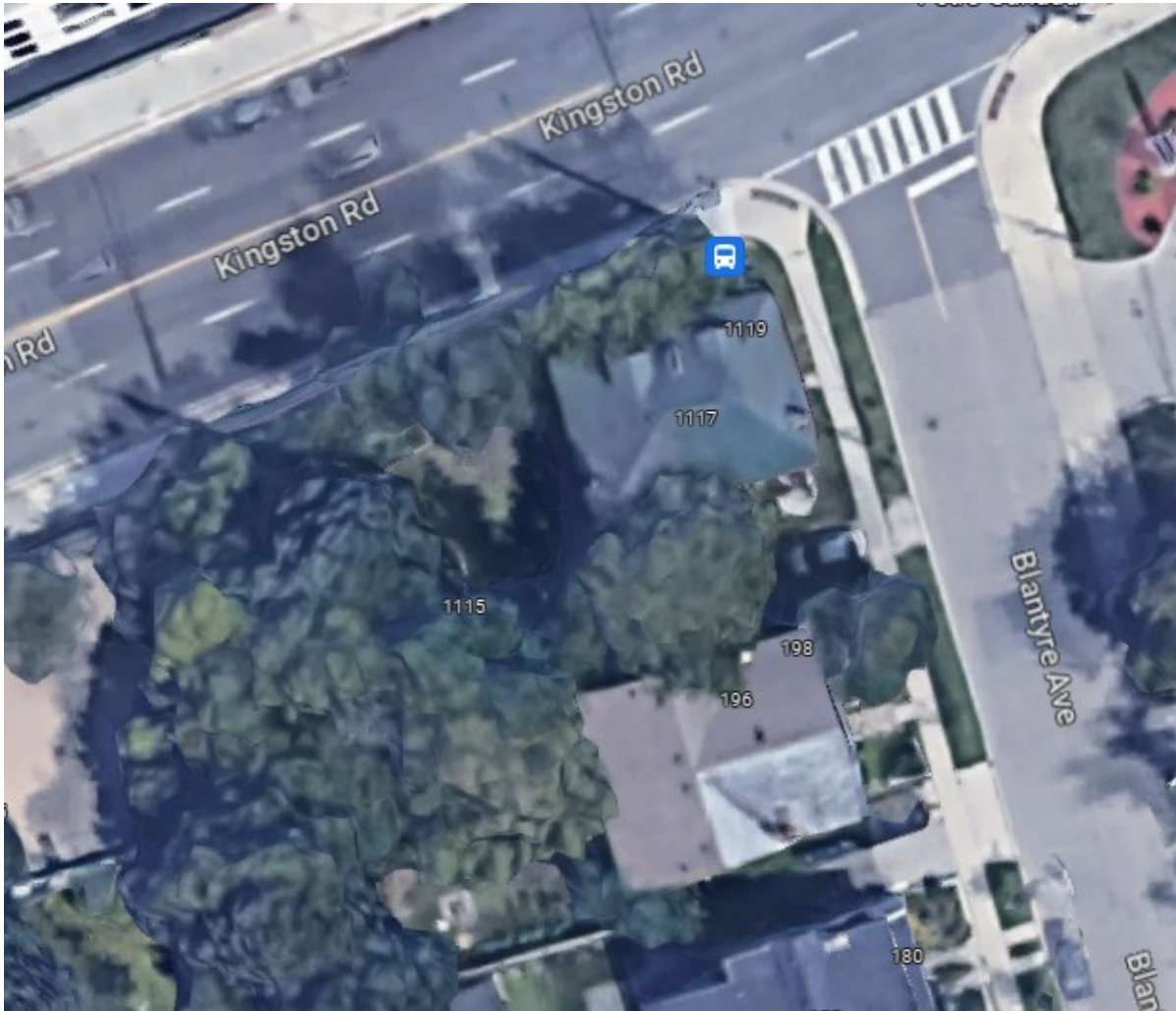
1. Site Plan
2. Photo
3. Map
4. Letter from Applicant

# ATTACHMENT 1: SITE PLAN

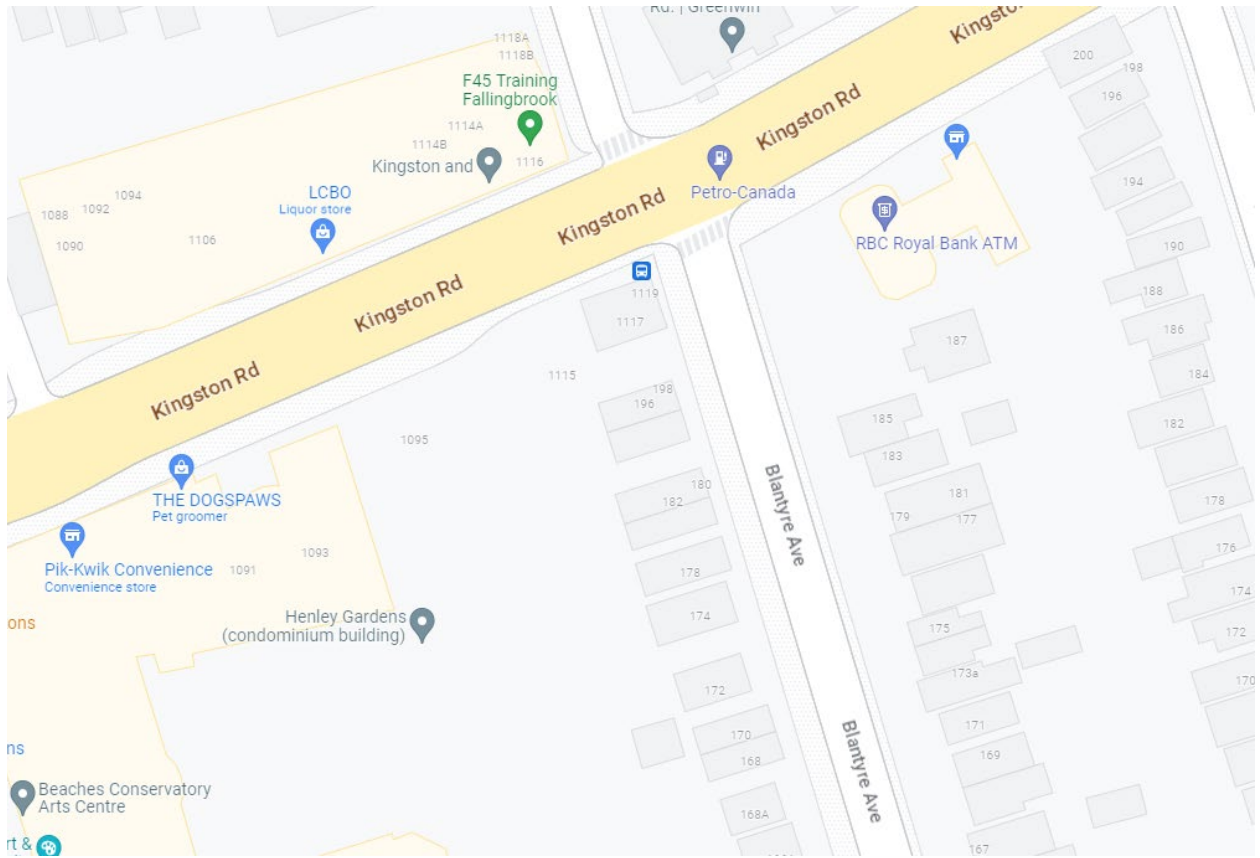


**ATTACHMENT 2: PHOTO**

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# ATTACHMENT 3: MAP





## ATTACHMENT 4: LETTER FROM APPLICANT

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### East Beach Developments Limited

4597 KINGSTON ROAD, SUITE 209 TORONTO, ON M1E 2P3  
TEL: (416) 284-9304 FAX: (416) 284-9305

June 22, 2023

To: City of Toronto  
Attn: Josh Heisterkamp, Manager Plan Review  
Building Department

RE: 1117-1119 Kingston Road  
196-198 Blantyre Avenue

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Dear Mr. Heisterkamp;

We are writing this letter to you as we are proposing to demolish 1117-1119 Kingston Road and 196-198 Blantyre Avenue. These properties are severely deteriorated and an eye sore to the neighbourhood.

The reasons for the request of demolition permits prior to a building permit in addition to the condition of the buildings, is our Hydrogeological consultants require monitoring wells to be installed where the houses are located. An additional reason is the proposed building is proposed to be Geothermal and a conductivity test must occur to confirm the Geothermal system is compatible with the site. With the houses in place, these consultants cannot get the necessary equipment onto the site to execute the required studies.

At this time, Toronto Water has disconnected and removed their meters from each unit. City sanitary sewers will be disconnected prior to demolition. Hydro has been turned off and will disconnect the overhead wires upon presentation of the demolition permits and Enbridge has been notified.

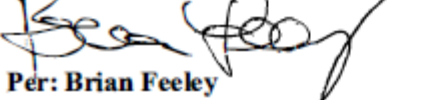
All units on the property are vacant and were vacant prior to our purchase.

The plan for the site will be to redevelop the site with another residential building. A P.A.C. meeting has occurred with subsequent revisions. We are soon to apply for Site Plan Approval.

This letter is to accompany our demolition applications for the above addresses.

Kind Regards,

**East Beach Developments Limited**



Per: Brian Feeley