

## **Residential Demolition Application - 6482 Kingston Road**

**Date:** April 24, 2024

**To:** Scarborough Community Council

**From:** Deputy Chief Building Official and Director, Toronto Building, Scarborough District

**Wards:** Ward 25 - Scarborough - Rouge Park

### **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 dwelling unit at 6482 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**

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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 building at 6482 Kingston Road because there is no permit to replace the building on the site; or
2. Approve the application to demolish the residential building at 6482 Kingston Road without conditions; or

3. Approve the application to demolish the residential building at 6482 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 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 January 25, 2024, an application to demolish the dwelling at 6482 Kingston Road was submitted on behalf of the Owners, Keyglobe Developments Ltd. The subject property is located south of Ellesmere Road, between Meadowvale Road and Port Union Road.

In a letter submitted requesting the demolition permits, the Owner states that the property has been vacant for years and does not have utility connections (gas, hydro, water), rendering it susceptible to unauthorized use by squatters. We have requested that an Officer from Municipal Licensing & Standards attend the site to confirm the vacant status and they have advise that the property is vacant.

In the letter, the owner advises that the properties at 6480-6484 Kingston Road have zoning and draft plan of subdivision approval for 9 detached dwelling lots on a new public road as well as 3 street townhouses with direct frontage on Kingston Road.

The letter also indicates that on September 15, 2021, the LPAT issued an Order endorsing Zoning By-law Amendments and providing Draft Plan of Subdivision Approval for the property and that they are in the process of addressing and clearing the LPAT conditions, working towards finalizing the required Subdivision Agreement with the City.

The planning application numbers associated with this process are 15 271007 ESC 44 SB & 15 271011 ESC 44 OZ (LPAT File # PL171480).

Additionally, the letter indicates that the main justification for the demolition permit is due to the property's approval for a new subdivision plan and that currently, efforts are underway to satisfy the conditions of the Subdivision Approval with multiple City departments. They also advise that, tasks such as site clearing, sewer installation, and site servicing are necessary, along with grading the subdivision according to the approved plans. Consequently, the dwelling must be demolished and removed from the property to facilitate these developments.

The application for the demolition of the dwelling has been circulated to City Planning, Heritage Preservation Services, Urban Forestry and the Ward Councillor. The property is zoned "[Residential Detached Zone \(RD\)](#)" in the city-wide Zoning By-law 569-2013. The existing building is neither listed nor designated under the Ontario Heritage Act.

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.

## **CONTACT**

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Frank Labriola, T (416) 392-4246  
E-mail: [frank.labriola@toronto.ca](mailto:frank.labriola@toronto.ca)

## **SIGNATURE**

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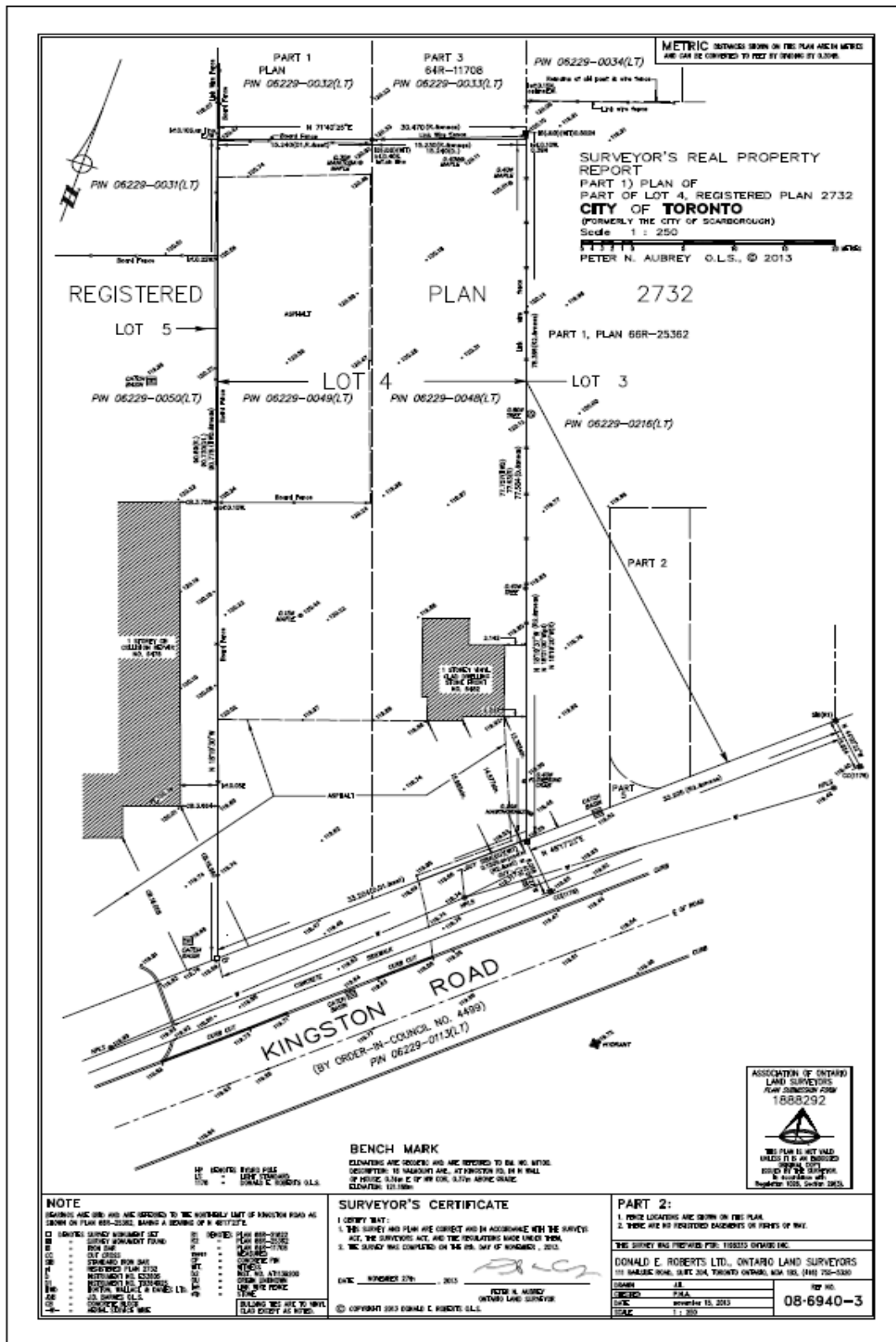
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Nick Samonas  
Deputy Chief Building Official and Director (Acting)  
Toronto Building, Scarborough District

## **ATTACHMENTS**

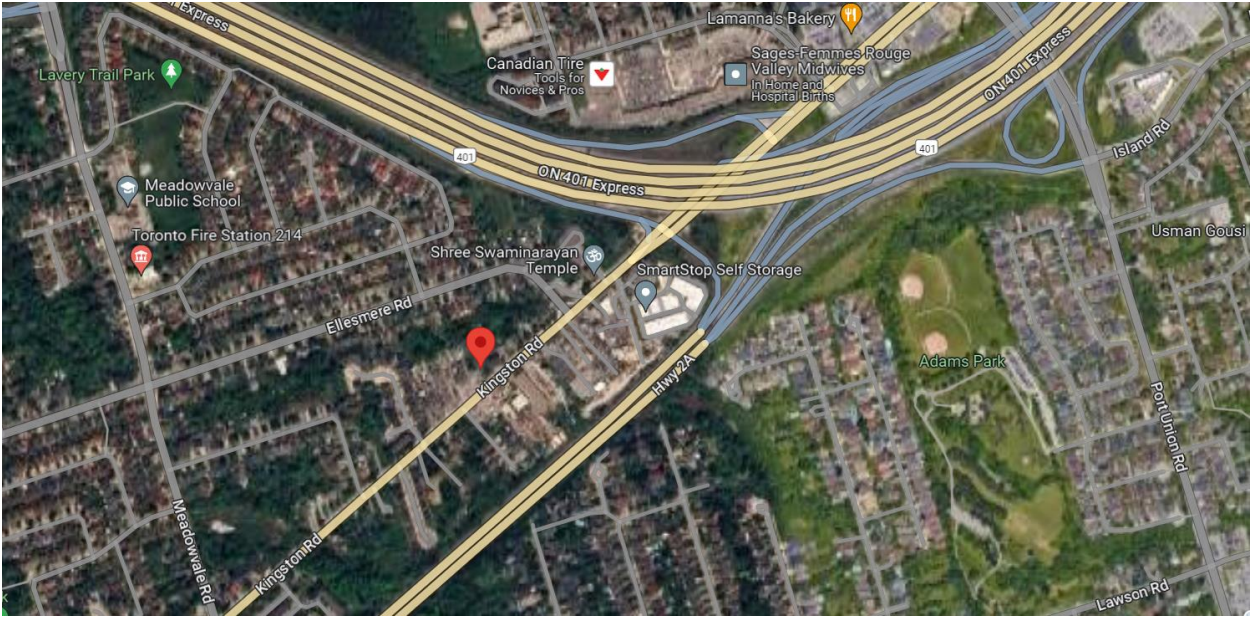
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1. Site Plan
2. Photo
3. Map
4. Letter from Applicant

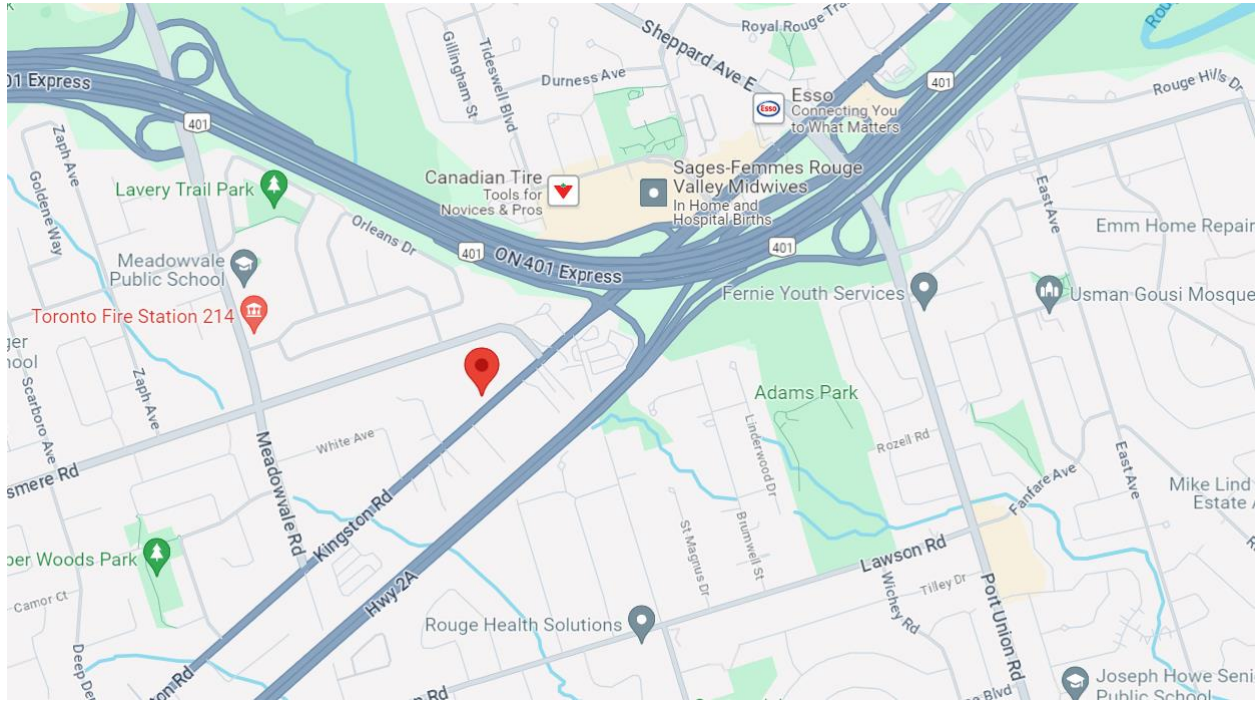
Attachment 1: Site Plan



Attachment 2: Photo



# ATTACHMENT 3: MAP



## ATTACHMENT 4: LETTER FROM APPLICANT

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Toronto Building, Scarborough District  
Scarborough Civic Centre  
150 Borough Drive  
Toronto, Ontario M1P 4N7

Re: 6482 KINGSTON RD - 24 108274 DEM 00 DM - Demolition - SFD - Detached

Hello,

Please find the enclosed documents pertaining to the demolition application for the property at 6482 Kingston Rd. The existing residential structure has been vacant for years and does not have any utility connections (gas, hydro, water), rendering it susceptible to unauthorized use by squatters.

To provide some contextual background, the properties at 6480-6484 Kingston Road have Zoning and Draft Plan of Subdivision approval for 9 detached dwelling lots on a new public road, as well as 3 street townhouses with direct frontage on Kingston Road. On September 15, 2021, the LPAT issued an Order endorsing Zoning By-law Amendments and providing Draft Plan of Subdivision Approval for the aforementioned property. Presently, we are in the process of addressing and clearing the LPAT conditions, working towards finalizing the required Subdivision Agreement with the City. The application numbers associated with this process are 15 271007 ESC 44 SB & 15 271011 ESC 44 OZ (LPAT File # PL171480).

The main justification for the demolition permit is due to the property's approval for a new subdivision plan. Currently, efforts are underway to satisfy the conditions of the Subdivision Approval with multiple City departments. Tasks such as site clearing, sewer installation, and site servicing are necessary, along with grading the subdivision according to the approved plans. Consequently, the dwelling must be

demolished and removed from the property to facilitate these developments.

Additional reasons for the demolition include the prolonged vacancy of the structure, disconnection of utilities, and its negative impact on the community as an eyesore. Concerns arise from the property's susceptibility to unauthorized occupation, potentially involving squatting and drug-related activities within the premises.

We are presently collaborating with the City of Toronto's Engineering and Forestry department to fulfill LPAT conditions, having already secured approvals. Acquiring this demolition permit is crucial for advancing our redevelopment plan, with the anticipation of subsequently obtaining a building permit for residential construction. It's essential to emphasize that our intention is not to demolish the structure and leave the land vacant.

Thank you,

KEYGLOBE DEVELOPMENTS LTD.  
1050 MCNICOLL AVENUE, SUITE 13-14  
TORONTO, ON, M1W 2L8

