

Residential Demolition Application – 1006 and 1008 Kipling Avenue

Date: June 16, 2025
To: Etobicoke York Community Council
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward 2 - Etobicoke Centre

SUMMARY

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

In accordance with city-wide residential demolition control under the Toronto Municipal Code Chapter 363, under the authority of Section 33 of the Planning Act, the application for the demolition of two existing 1-storey dwellings located at 1006 and 1008 Kipling Avenue (Application Numbers 25 137780 DEM and 25 141402 DEM) are being referred to the Etobicoke York Community Council for consideration to refuse or to grant the applications, including any conditions to be attached to the demolition permit applications, because the buildings proposed to be demolished are residential buildings and there are no replacement building permits to be issued at this time.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Etobicoke York District recommends that the Etobicoke York Community Council consider the applications for demolition at 1006 and 1008 Kipling Avenue and decide to:

1. Refuse the application to demolish the existing residential buildings at 1006 and 1008 Kipling Avenue because a building permit application for replacement buildings has not been issued; or
2. Approve the application to demolish the residential buildings at 1006 and 1008 Kipling Avenue without conditions; or

3. Approve the application to demolish the residential buildings at 1006 and 1008 Kipling Avenue with the following conditions:
 - a) That construction fences 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 that the site 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no City Council or Community Council decision history for these properties.

COMMENTS

On April 1st and April 8th, 2025, applications were submitted to the City to demolish the existing 1 storey dwellings and detached rear garage at 1006 and 1008 Kipling Avenue. were submitted to Toronto Building. A building permit application for a replacement dwelling has not been submitted for either building.

In a letter dated March 12th, 2025, the Owner, Toronto Standard, outlined the reasons for requiring demolition permits at this time. The letter indicates the properties at 1006 and 1008 Kipling Avenue are seeking to benefit from recent amendments to the City's Zoning By-law to construct a seven storey apartment building with 46 dwelling units, but are awaiting the appeal of these amendments to be settled. The Owner intends to submit an application for Site Plan Approval in approximately two months and to submit a building permit to construct the new (replacement) building in the next six months, with the goal of completing construction within the next sixteen months.

The Owner indicates that in the time that has elapsed in securing approval for a new

building on the site, the existing dwellings situated on the lands have remained vacant and intact but have become unsafe for habitation. It is the Owner's intent to demolish the two existing 1-storey dwellings to avoid any further potential hazards. An inspection from a City inspector has noted that while there are significant sanitary issues resulting from animals and garbage within the dwellings, there does not appear to be any structural damage to the roof or exterior walls.

The application for the demolition of the residential buildings have been circulated to Heritage Preservation Services, Urban Forestry, and the Ward Councillor. At present, a review of the City's Heritage inventory register indicates that the building is neither listed nor designated under the Ontario Heritage Act nor is the land located in an area regulated by the Toronto and Region Conservation Authority. Removal of any by-law protected privately owned and City owned trees requires approval and permits from Urban Forestry prior to any demolition activity.

Since the buildings at 1006 and 1008 Kipling Avenue are residential and a building permit for a replacement building has not been issued for the site, this application is being referred to the Etobicoke York Community Council. In such cases, the Municipal Code requires Community Council to approve or refuse the demolition permit.

CONTACT

Joshua Amorim, Manager, Plan Review, Toronto Building
Telephone: (416)394-8955; Email: Joshua.Amorim@toronto.ca

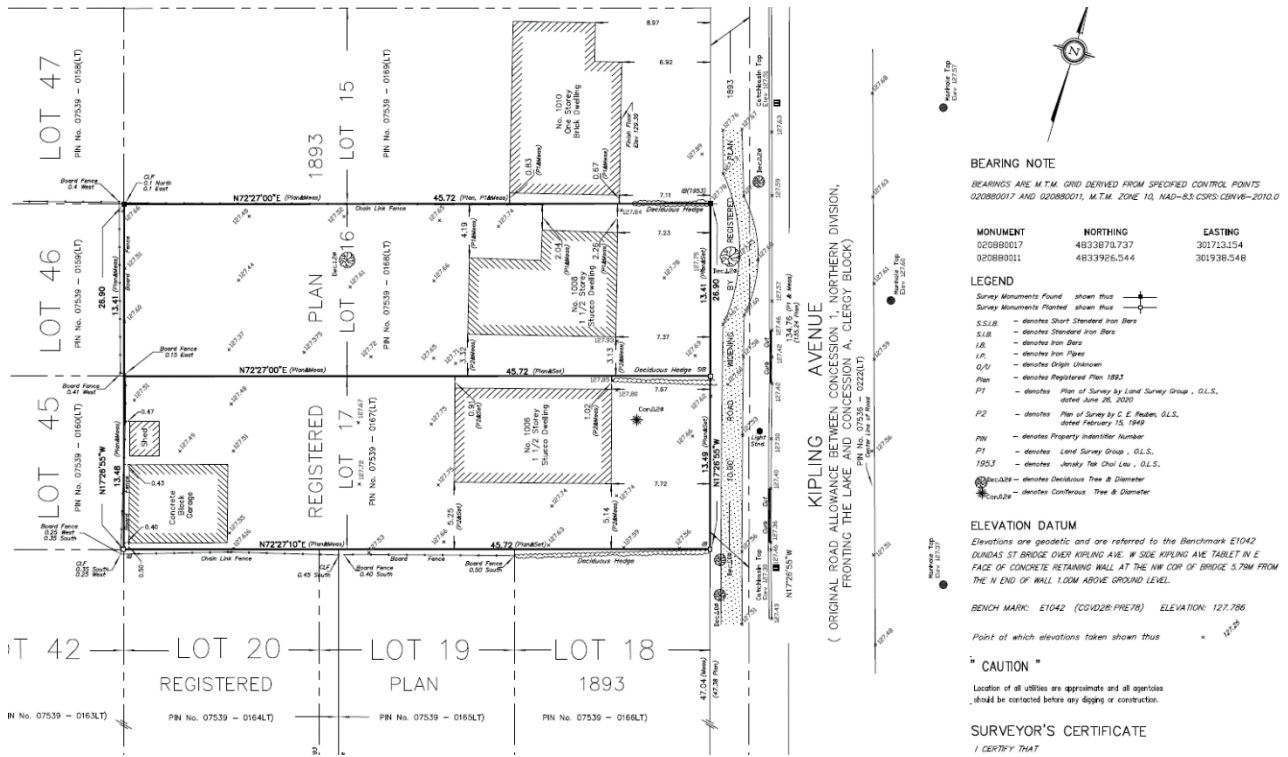
SIGNATURE

Frank Stirpe
Deputy Chief Building Official and Director
Toronto Building

ATTACHMENTS

1. Survey of 1006 and 1008 Kipling Avenue
2. Letter from Owner
3. Site Photos

Attachment 1: Survey of 1006 and 1008 Kipling Avenue



Attachment 2: Letter from Owner

Chris Spoke
Partner, Toronto Standard
647-339-8996
chris@torontostandard.co

March 12, 2025

Madhan Bala
Application Examiner
Toronto Building

Subject: Application for Demolition Permit – 1006 & 1008 Kipling Ave, Toronto

Dear Madhan Bala,

I am submitting this letter as part of my application for a demolition permit for the properties located at 1006 and 1008 Kipling Avenue in Toronto. Both houses are currently vacant and are unsafe, necessitating their removal at this time. Given these conditions, I am requesting approval for this demolition permit in advance of an application for a replacement building. The replacement building will rely on the City's new Major Streets policy. While this policy is currently under appeal to the Ontario Land Tribunal (OLT), we are working with our counsel and City Legal to have these properties scoped out of that appeal so that we can then proceed with a Site Plan Approval (SPA) application.

We expect that our SPA application will be submitted within approximately two months and that our construction permit application will be submitted within approximately six months. We then expect a total construction timeline of approximately sixteen months.

In the meantime, I have enclosed all required forms and supporting materials to facilitate the review and approval process for this demolition request.

Please do not hesitate to contact me should you require any additional information. I appreciate your time and consideration and look forward to your response.

Sincerely,

Signed by:

C70068F2314046D...

Chris Spoke
Partner, Toronto Standard

Attachment 3: Site Photos from City Inspector

1006 Kipling Avenue Exterior



1006 Kipling Avenue Exterior



Residential Demolition Application - 1006 and 1008 Kipling Avenue

1006 Kipling Avenue Exterior



Residential Demolition Application - 1006 and 1008 Kipling Avenue

1006 Kipling Avenue Interior



Residential Demolition Application - 1006 and 1008 Kipling Avenue

1006 Kipling Avenue Interior



Residential Demolition Application - 1006 and 1008 Kipling Avenue

1008 Kipling Avenue Exterior



Residential Demolition Application - 1006 and 1008 Kipling Avenue

1008 Kipling Avenue Exterior



Residential Demolition Application - 1006 and 1008 Kipling Avenue

1008 Kipling Avenue Exterior



Residential Demolition Application - 1006 and 1008 Kipling Avenue

1006 and 1008 Kipling Avenue Rear Exterior



Residential Demolition Application - 1006 and 1008 Kipling Avenue

1006 and 1008 Kipling Avenue Rear Exterior



Residential Demolition Application - 1006 and 1008 Kipling Avenue