



## STAFF REPORT ACTION REQUIRED

### Demolition Control Application 3737 Lake Shore Blvd West

<b>Date:</b>	July 23, 2007
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Edward Tipping, Director and Deputy Chief Building Official
<b>Wards:</b>	Ward 6
<b>Reference Number:</b>	2007EY022

#### **SUMMARY**

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

On July 3, 2007, Toronto Building received a demolition permit application to demolish a two-storey mixed use commercial/residential building, with one residential unit on second floor. Toronto Building has not received any building permit application to replace the building to be demolished as of this date.

In accordance with By-law No 1009-2006 (Municipal Code, Chapter 363, Article II), the above noted demolition permit application is submitted to the Etobicoke York Community Council for consideration and decision, due to the fact that a building permit has not been issued or a building permit application has not been submitted to replace the building, and whether to refuse or grant the demolition permit application for 3737 Lake Shore Blvd W., including conditions, if any, to be attached to the permit.

#### **RECOMMENDATION**

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Toronto Building recommends that Etobicoke York Community Council approve the application to demolish the subject mixed use commercial residential building with the following conditions:

- i. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
- ii. that all debris and rubble be removed immediately after demolition;
- iii. that sod be laid on the site and be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5, and 629-10, paragraph B; and
- iv. that any holes on the property are backfilled with clean fill.

## **FINANCIAL IMPACT**

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There are no financial implications resulting from the adoption of this report

## **COMMENTS**

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On July 3, 2007 Toronto Building received a demolition permit application for a two storey mixed-use commercial/residential unit at 3737 Lake Shore Blvd West. The building is not listed on the City's Inventory of Heritage Properties and is currently vacant.

Memorandums were forwarded to the Area Councillor, Urban Forestry and Heritage for review and response. To date, Toronto Building has not received any objection from the Area Councillor, Urban Forestry or Heritage.

On February 27, 2007, there was a fire in the building which resulted in extensive damage to building. The fire also jumped to the adjacent building (3135 Lake Shore Blvd W), causing considerable damage to the dwelling.

Toronto Building requested an Engineering Report from a professional engineer on the structural integrity of the building. The report dated March 7, 2007, prepared by Barry P. Kozluk, P.Eng., of Rochon Engineering Inc., recommended that the building be demolished due to the extensive fire damage. Toronto Building staff attended to the site following the report of the Engineer.

During a recent inspection, it was observed that the building was not demolished and the whole building was boarded.

In accordance with By-law 1009-2006 I.D. (4), Community Council may impose any reasonable conditions which have regard to the nature of the residential property including the preservation of significant natural features, as well as requiring the erection

and maintenance of structures and enclosures. In addition, under the City of Toronto Act, City Council may revoke the demolition permit if the demolition has been seriously commenced six months after the permit issuance, or the demolition has been substantially suspended or discontinued for a period of more than one (1) year.

Given it is the applicant's intention to demolish the mixed use commercial residential building and leave the site vacant, and if it is Community Council's decision to recommend the issuance of the demolition permit, it is my recommendation that reasonable conditions should be included to require the removal of debris, maintenance of the site in accordance with the City's Property Standards By-law, and the erection of fencing if deemed necessary.

## **CONTACT**

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## **SIGNATURE**

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Edward Tipping, P.Eng  
Director of Building and  
Deputy Chief Building Official  
Etobicoke York District

## **ATTACHMENTS**

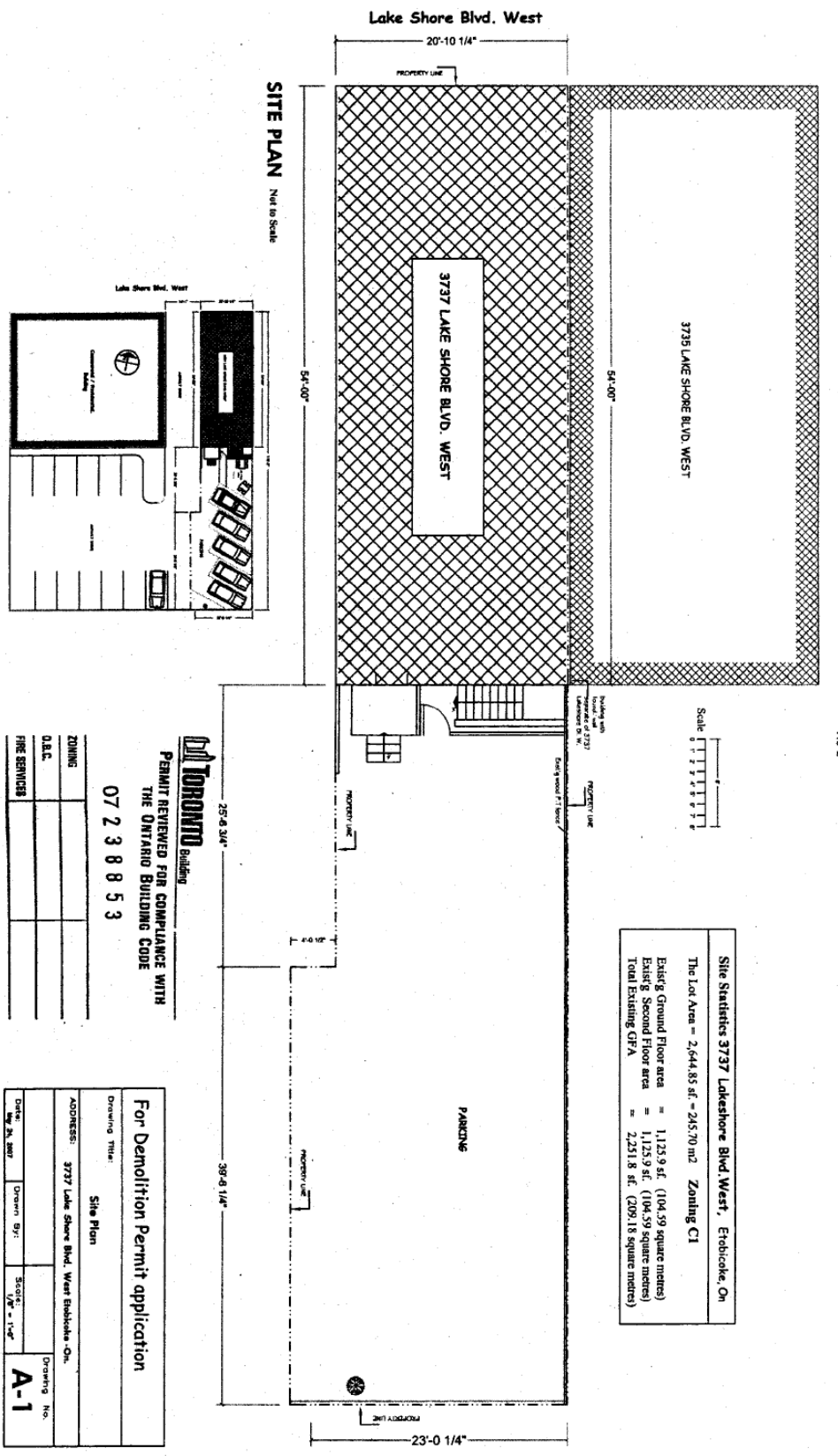
1. Site Plan
2. Aerial view
3. Pictures

**APPLICANT:**

Joseph Romero  
P.O. Box 5, Station A  
Toronto Ontario  
M5W 1A2  
Tel: (416) 203-7047

**CONTACT:**

Gayle Thomas  
Dixon's Piano Bar & Grill  
3737 Lakeshore Blvd. W.  
Toronto, ON



<b>Site Statistics 3737 Lakeshore Blvd West, Etobicoke, On</b>	
The Lot Area = 2,644.85 sf. = 245.70 m <sup>2</sup>	Zoning C1
Exist'g Ground Floor area = 1,125.9 sf. (104.59 square metres)	
Exist'g Second Floor area = 1,125.9 sf. (104.59 square metres)	
Total Existing GFA = 2,251.8 sf. (209.18 square metres)	

**TORONTO** Building

**PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE**

**07 2 3 8 8 5 3**

ZONING	
O.B.C.	
FIRE SERVICES	

<b>For Demolition Permit application</b>			
Drawing Title: <b>Site Plan</b>			
ADDRESS: 3737 Lake Shore Blvd. West Etobicoke, On.			
Date: May 24, 2007	Drawn By:	Scale: 1/8" = 1'-0"	Drawing No. <b>A-1</b>

Site Plan







Rear Yard