



**STAFF REPORT
ACTION REQUIRED**

**Demolition Control Report
2423 and 2425 Lake Shore Blvd West**

Date:	April 9, 2008
To:	Etobicoke York Community Council
From:	Edward Tipping, Director and Deputy Chief Building Official
Wards:	Ward 6
Reference Number:	2008EY011

SUMMARY

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

On April 3, 2008, Toronto Building received a demolition permit application to demolish a two storey mixed use building with two dwelling units. The owner (City of Toronto) would like to demolish the existing building and incorporate this property into the parkland (Amos Waites Park) that surrounds this property.

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 to replace the building, whether to refuse or grant the demolition permit applications, including conditions, if any, to be attached to the permit.

RECOMMENDATIONS

Toronto Building recommends that Etobicoke York Community Council to:

Approve the application to demolish the subject mix use building with the following conditions;

- a) Owner shall
 - i. Have 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. Have all debris and rubble removed immediately after demolition.
 - iii. Have sod be laid on the site and maintain the lot free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5, and 629-10, paragraph B.
 - iv. Have any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

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

COMMENTS

On April 3, 2008, Toronto Building received a demolition permit application for two storey mix use building at 2423 – 2425 Lake Shore Boulevard West. The building has two dwelling units located on the second floor and a restaurant on the ground floor level. The building is not listed on the City's Inventory of Heritage Properties.

Memorandums were forwarded to the area Councillor, Urban Forestry and Heritage for review and response. To date, Toronto Building did not receive any response from either the area Councillor or Urban Forestry and Heritage staff.

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

This application is being forwarded to the Etobicoke York Community Council because no building permit for a replacement building has been issued. In such cases, By-law 1009-2006 and the Municipal Code require Community Council to issue or refuse the demolition permit.

The property is owned by the City of Toronto and it is the City's intention to demolish the mixed use building and add the site to the existing parkland that surrounds this site. The property was obtained by the City through parkland dedication. Therefore, Toronto Building recommends that Community Council approves the issuance of the demolition permit with conditions.

CONTACT

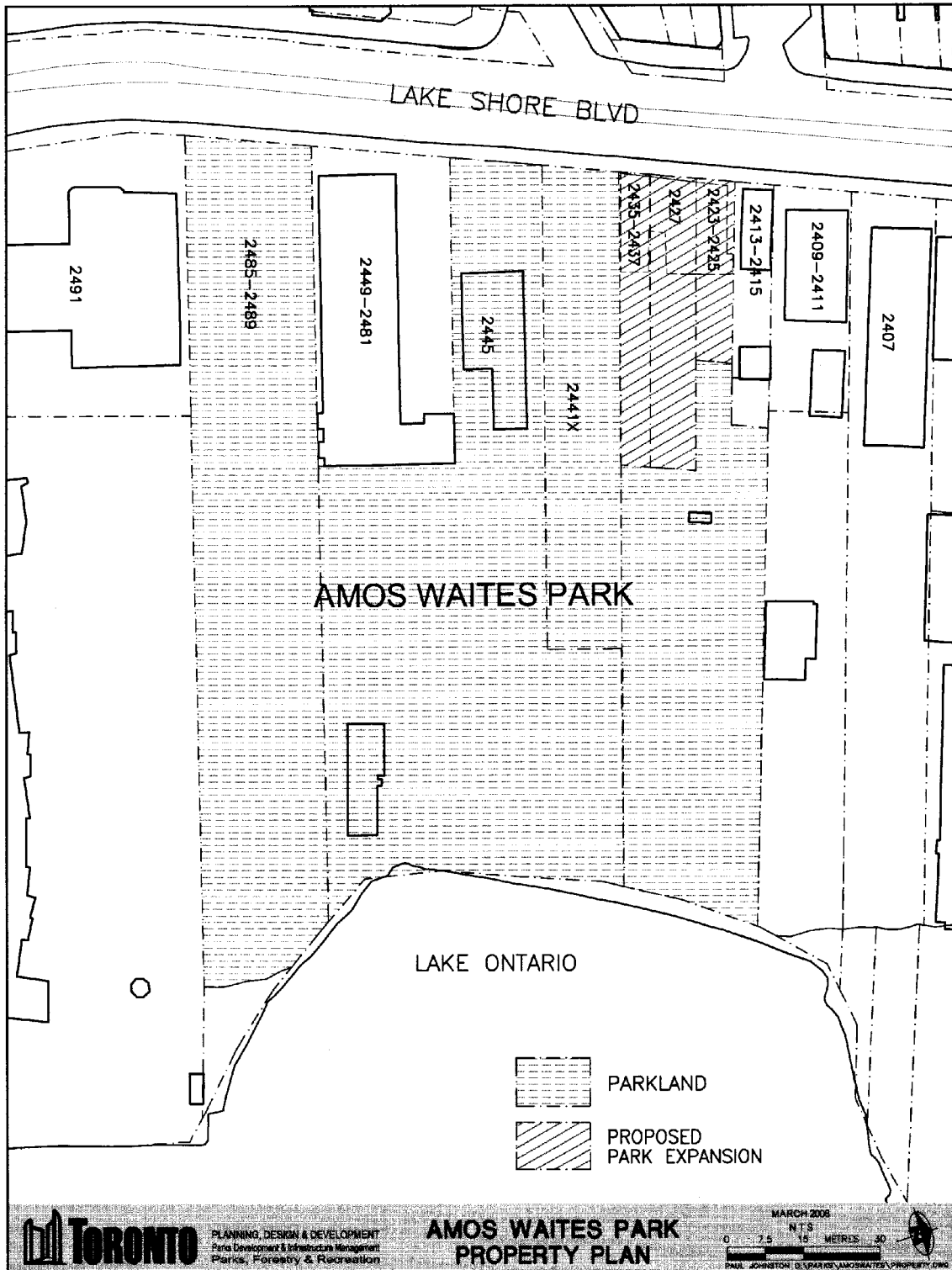
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SIGNATURE

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ATTACHMENTS

1. Site Plan
2. Picture



Site Plan



2423 to 2437 Lake Shore Blvd W – Front Elevation



Side Elevation and Park