



## STAFF REPORT ACTION REQUIRED

### Demolition Control Report 2621 Lake Shore Blvd West

<b>Date:</b>	April 7, 2008
<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>	2008EY010

#### **SUMMARY**

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

On March 11, 2008, Toronto Building received a demolition permit application to demolish a one storey single family dwelling. To this date, Toronto Building did not receive a building permit application to replace the building to be demolished.

In accordance with By-law No 1009-2006 (Municipal Code, Chapter 363, Article II), demolition permit applications are submitted to Community Council for consideration and decision due to the fact that a building permit has not been issued to replace the buildings, 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 give consideration to the demolition application and decide to:

- a) Refuse the application to demolish the subject residential building because there is no permit application to replace the buildings on the site.

- b) Approve the application to demolish the subject residential building without conditions.
- c) Approve the application to demolish the subject 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.
  - 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 March 11, 2008, Toronto Building received a demolition permit application for a single family dwelling at 2621 Lake Shore Blvd West. 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 this date, Toronto Building did not receive any comment from the area Councillor, Urban Forestry or Heritage staff.

During recent inspection, it was observed that the building has not been demolished. The application is being referred to the Etobicoke York Community Council for consideration because Toronto Building has not received an application to replace the building that is being demolished. In such cases, By-law 1009-2006, and the Municipal Code, requires City Council to issue or refuse the demolition permit.

In accordance with By-law 1009-2006 1.D. (4), 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, Council may revoke the demolition permit if the demolition has not 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 building and leave the site vacant, it is my opinion that reasonable conditions would include 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. Picture

**Applicant's Information**

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RG Consulting Inc.  
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Toronto, Ontario  
M9M 2Y9

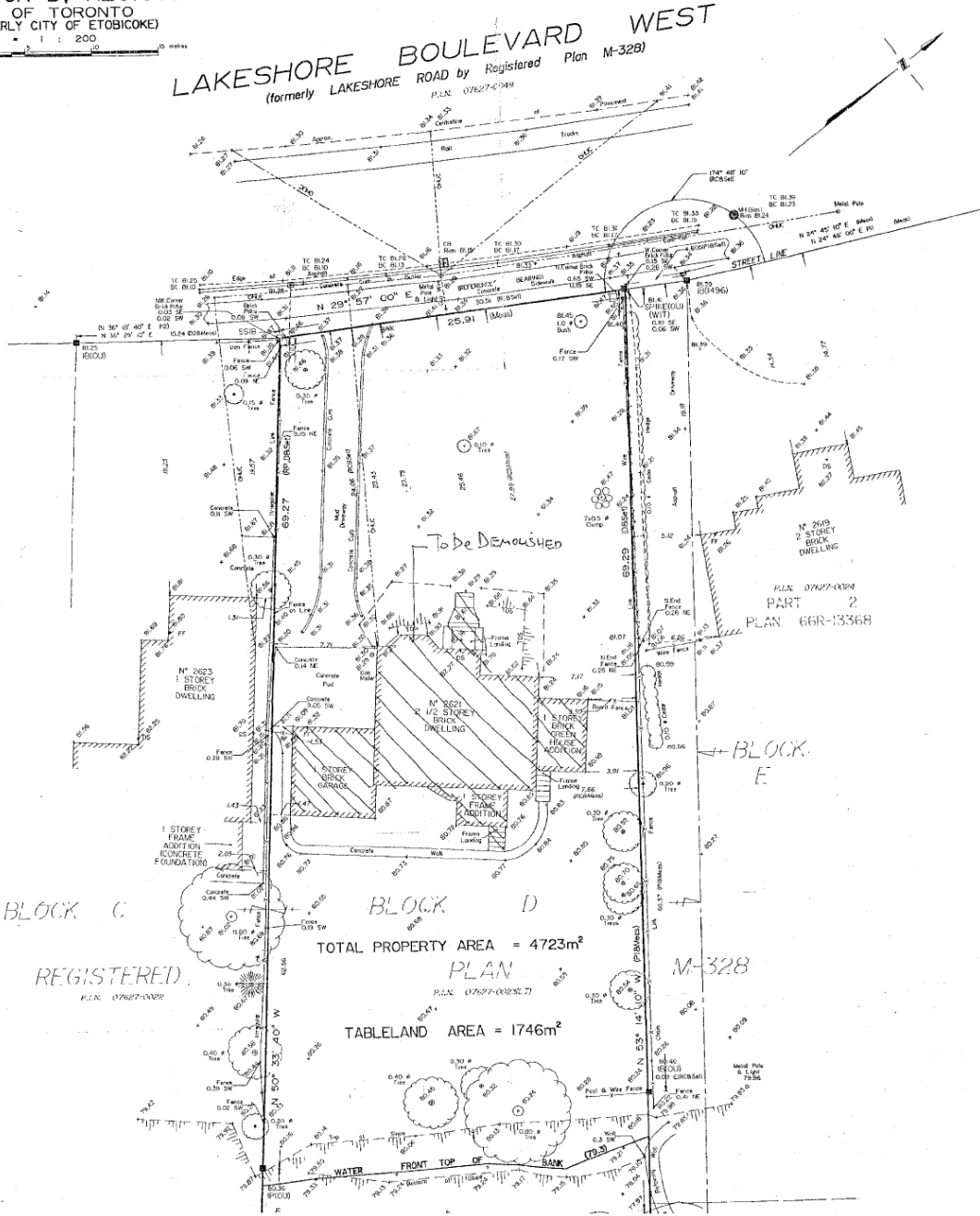
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SURVEYOR'S REAL PROPERTY REPORT  
 PLAN AND TOPOGRAPHY OF  
**PART OF BLOCK D**  
**REGISTERED PLAN M-328**  
**AND PART OF WATER LOT D**  
**IN LAKE ONTARIO IN FRONT OF**  
**BLOCK D, REGISTERED PLAN M-328**  
 CITY OF TORONTO  
 (FORMERLY CITY OF ETOBICOKE)  
 SCALE: 1 : 200

**METRIC**  
 DISTANCES SHOWN HEREON ARE IN METRES  
 AND CAN BE CONVERTED TO FEET BY  
 DIVIDING BY 0.3048

**NOTE**  
 1) THIS PLAN MUST BE READ IN  
 CONNECTION WITH SURVEY REPORT  
 DATED DECEMBER 7TH, 2007.  
 2) THIS PLAN AND REPORT WERE PREPARED  
 FOR MANUEL DA COSTA  
 AND THE UNDERSIGNED ACCEPTS NO  
 RESPONSIBILITY FOR USE BY OTHER  
 PARTIES.



Site Plan



2621 Lake Shore Blvd W – Front Elevation