



## STAFF REPORT ACTION REQUIRED

### Residential Demolition Application 2298- 2300 Lake Shore Blvd. West

<b>Date:</b>	August 17, 2016
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Acting Director of Toronto Building
<b>Wards:</b>	Ward 6 - Etobicoke-Lakeshore
<b>Reference Numbers:</b>	File No. 2016 EY021 Folder No. 16 200540 DEM 00 DM

### SUMMARY

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

On August 3, 2016, Toronto Building received a demolition permit application to demolish a one and a half storey vacant residential building at 2298 -2300 Lake Shore Blvd. W. Toronto Building has not received a building permit application to replace the building to be demolished as of this date.

In accordance with the City of Toronto Municipal Code [Chapter 363, Article 11, “Demolition Control” Subsection D (1)] the above noted demolition permit application is submitted to the Etobicoke York Community Council for consideration and decision. whether to refuse or grant the demolition permit application, including conditions if any, to be attached to the permit.

### RECOMMENDATIONS

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**Toronto Building recommends that the Etobicoke York Community Council give consideration to the demolition application for 2298-2300 Lake Shore Blvd. W. and decide to:**

1. Refuse the application to demolish the subject one and a half (1 ½) storey vacant residential building because there is no permit application to replace the building on the site.

## **ALTERNATIVE RECOMMENDATION**

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1. Approve the application to demolish the one and a half storey vacant residential building without any conditions.
2. Approve the application to demolish the one and a half storey vacant residential building with the following conditions:
  - a) 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;
  - 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
  - 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**

The City of Toronto Municipal Code [Chapter 363, Article II “Demolition Control” Subsection D (1)] requires that the application be referred to Community Council for consideration if no building permits are issued to erect replacement buildings on the property.

## **COMMENTS**

On August 3, 2016, Toronto Building received a demolition permit application to demolish a one and a half storey vacant residential building at 2298 -2300 Lake Shore Blvd. W. Toronto Building has not received a building permit application to replace the building to be demolished as of this date

On August 3, 2016, Patricia Persall of Toronto Parking Authority submitted a demolition permit application to demolish one and a half storey building at 2298-2300 Lake Shore Blvd. W. This building is presently vacant but was previously occupied by a daycare centre. In 2013, the Toronto Parking Authority purchased this property to construct a 38 space surface parking facility to service the Mimico-By-The Lake BIA neighbourhood. For a number of reasons, the property has not been reconstructed and remains vacant. Safety in and around the vacant building is the main concern and as a result the request to demolish the existing structure.

The demolition application is being referred to the Etobicoke York Community Council because the building proposed to be demolished and the applicant has not received a permit to replace the building or to redevelop the site. The subject property is located in the former City of Etobicoke.

The application for the demolition has been circulated to Public Health, Urban Forestry, and the Ward Councillor.

### **Site and Surrounding Area**

The subject property is located on the north side of Lake Shore Blvd W., west of Park Lawn and east of Alexander St. The property is zoned R2- Residential Zone and is exempted from the City Wide Zoning By-law #569-2013. The surrounding properties are residential occupancies zoned R2 and R4

### **CONTACT**

Galina Veltman, T (416) 394-8072 F (416) 394- 8209 E-mail: [veltman@toronto.ca](mailto:veltman@toronto.ca)

### **SIGNATURE**

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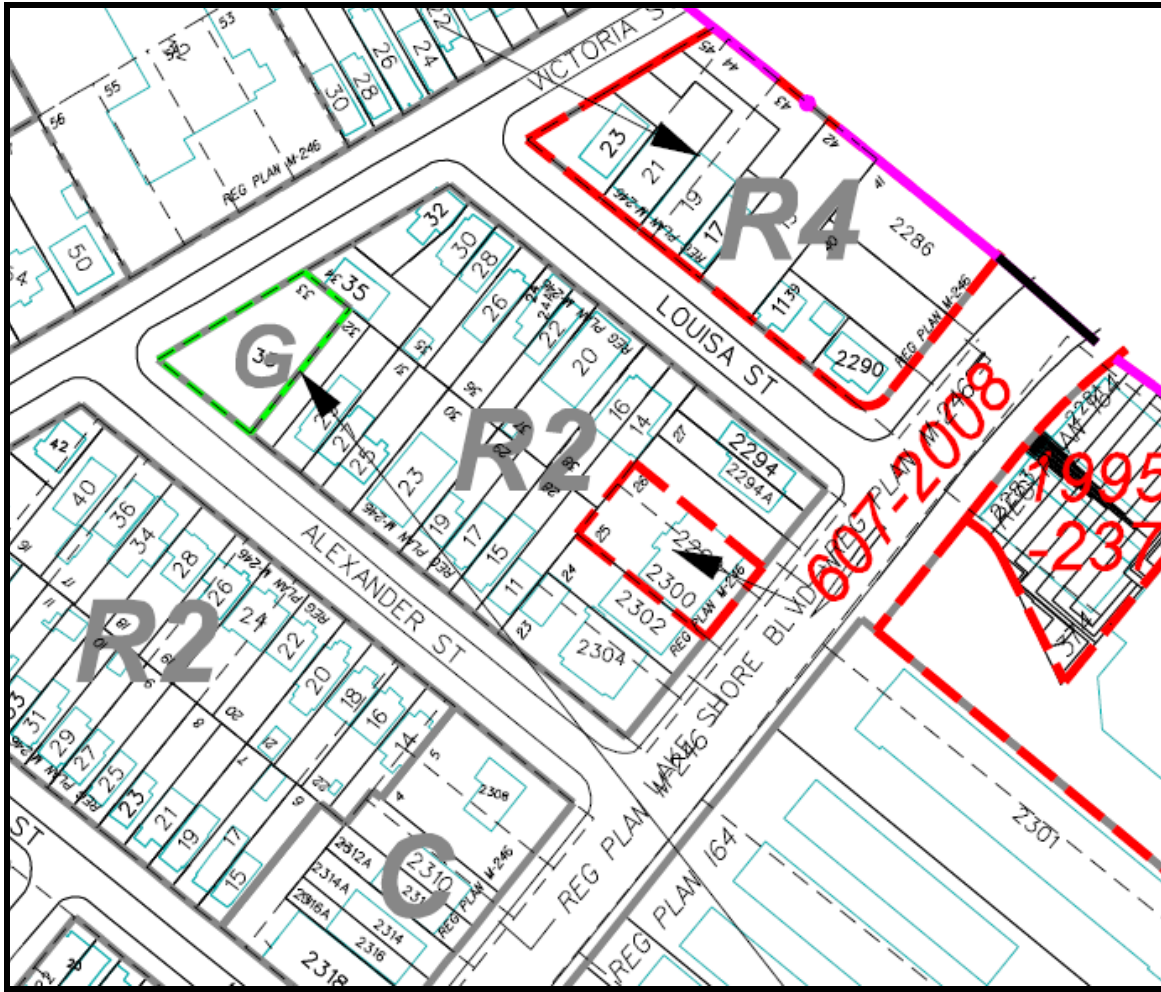
Galina Veltman, P.Eng  
Acting Director Toronto Building,  
Etobicoke York District

### **ATTACHMENTS**

1. Site Plan 2298-2300 Lake Shore Blvd. W.
2. Photo of 2298-2300 Lake Shore Blvd. W. from Google Map
3. Zoning Map
4. Applicant's letter



**Attachment 2: Zoning Map**



Staff report for action – Demolition approval 2298 Lake Shore Blvd. W.

## Attachment 4: Applicant's Letter



**Toronto Parking Authority**  
Office des parcs de stationnement de Toronto

*located and competitively priced off-street and on-street public parking as an integral component of Toronto's transportation system.*

File No. 5533-00  
August 2, 2016

**DELIVERED BY HAND**

City of Toronto, Building Department  
2 Civic Centre Court, 1<sup>st</sup> Floor  
Toronto, ON M9C 2Y2

Dear Ms. Galina Veltman:

**RE: Demolition Permit Submission  
2298 & 2300 Lake Shore Boulevard West (Carpark 533)**

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Please accept this letter together with the following documents as an application to demolish the 1.5 storey vacant building at 2298 & 2300 Lake Shore Boulevard West (the "Property"):

1. Site Location Map
2. Survey completed by C. E. Dotterill dated December 4, 2016
3. Demolition Permit Application Checklist
4. Application for a Permit to Construct or Demolish
5. Tree Declaration
6. Municipal Road Damage Deposit
7. Designated Substance Survey completed by Toronto Inspection Limited dated May 24, 2013
8. Photographs of the property

*Background*  
In 2013, the Toronto Parking Authority (the "TPA") purchased the above noted property to construct a 38-space surface parking facility to service the short term public parking needs of the Mimico-By-The-Lake BIA neighbourhood. For a number of reasons, the Property has not been reconstructed and remains vacant.

*Application Purpose*  
Safety in and around the Property is a main concern that have been expressed by the following:

- Councillor Grime and area residents; and
- TPA's Facilities Maintenance staff have articulated concerns related with this property related to raccoons, as well as the fact that the foundation and structure cannot be easily repair and are in a state of disrepair. As you can see in the attached photographs, the TPA has secured the building (i.e. property is completely fenced off and doors and windows are boarded up) and undertakes monthly maintenance to clean up graffiti, pick up illegal dumping and undertake landscaping.

As a result of the above, the TPA is requesting permission to demolish the building in its entirety.

If there are any questions or if you need anything else regarding this matter, please feel free to call me 416-393-7259.

Regards,



Patricia Pearsall-Mills, HBA, MES, RPP, MCIP  
Planning Analyst