



STAFF REPORT ACTION REQUIRED

Demolition Control Applications 2669- 2673 Lake Shore Boulevard West

Date:	January 27, 2011
To:	Etobicoke York Community Council
From:	Mark Sraga, Director and Deputy Chief Building Official
Wards:	Etobicoke-Lakeshore, Ward 6
Reference Number:	2011EY002

SUMMARY

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

On January 12, 2011, Chris Naylor of Naylor Architect Inc. acting as the agent for the owner, submitted an application for the demolition permit of a one-storey single family dwelling located at 2669 -2673 Lake Shore Boulevard West. 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, due to the fact that a building permit has not been issued to replace the building and whether to refuse or grant the demolition permit application, including conditions if any, to be attached to the permit.

RECOMMENDATIONS

Toronto Building recommends that Etobicoke York Community Council give consideration to this demolition application and the following options:

1. Refuse the application to demolish the subject one-storey single family dwelling because there is no permit application to replace the buildings on the site; or
2. Approve the application to demolish the subject one-storey single family dwelling without conditions; or
3. Approve the application to demolish the subject one-storey 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 623-5, and 629-10, paragraph B; and
 - d. that any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

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

ISSUE BACKGROUND

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 January 12, 2011, Toronto Building received a demolition permit application to demolish a one-storey single family dwelling located at 2669 Lake Shore Boulevard West. The property is located on the south side of Lake Shore Boulevard West, west of Royal York Road in the former City of Etobicoke. The property known as 2669-2673 Lake Shore Boulevard West, PLAN M76 PT LOTS 539-542 WATER LOT NO 4792-00, and is zoned R4. There are three (3) separate dwellings and a garage all on the same lot.

In a letter dated January 17, 2011, the applicant had provided the reasons of requesting the issuance of the demolition permit. The owner wishes to demolish one vacant building before it becomes a safety hazard.

The application is being submitted to the Etobicoke York Community Council for consideration because no building permit application for a replacement building has been received by Toronto Building. In such cases, By-law 1009-2006 and the Municipal Code requires Community Council to issue or refuse the demolition permit.

In accordance with By-law 1009-2006 1.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 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.

Memorandums were forwarded to the Area Councillor, Urban Forestry, and Heritage for review and response.

CONTACT

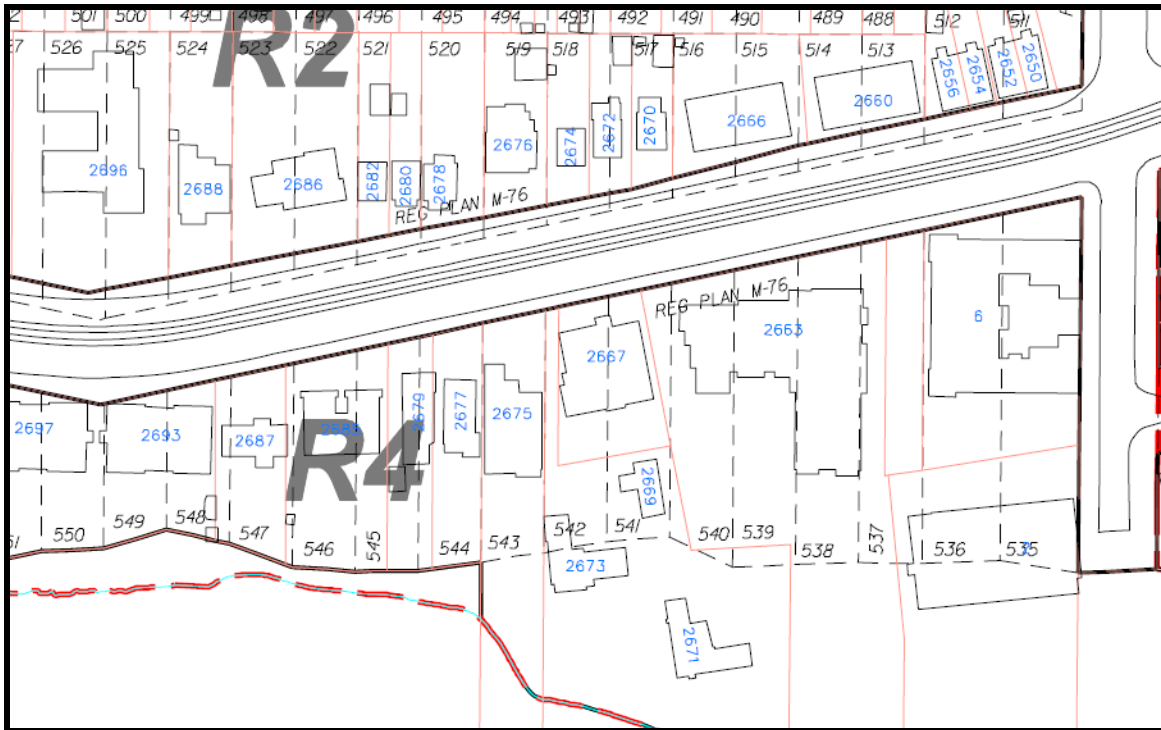
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E-mail: veltman@toronto.ca

Mark Sraga
Director of Building and
Deputy Chief Building Official
Etobicoke York District

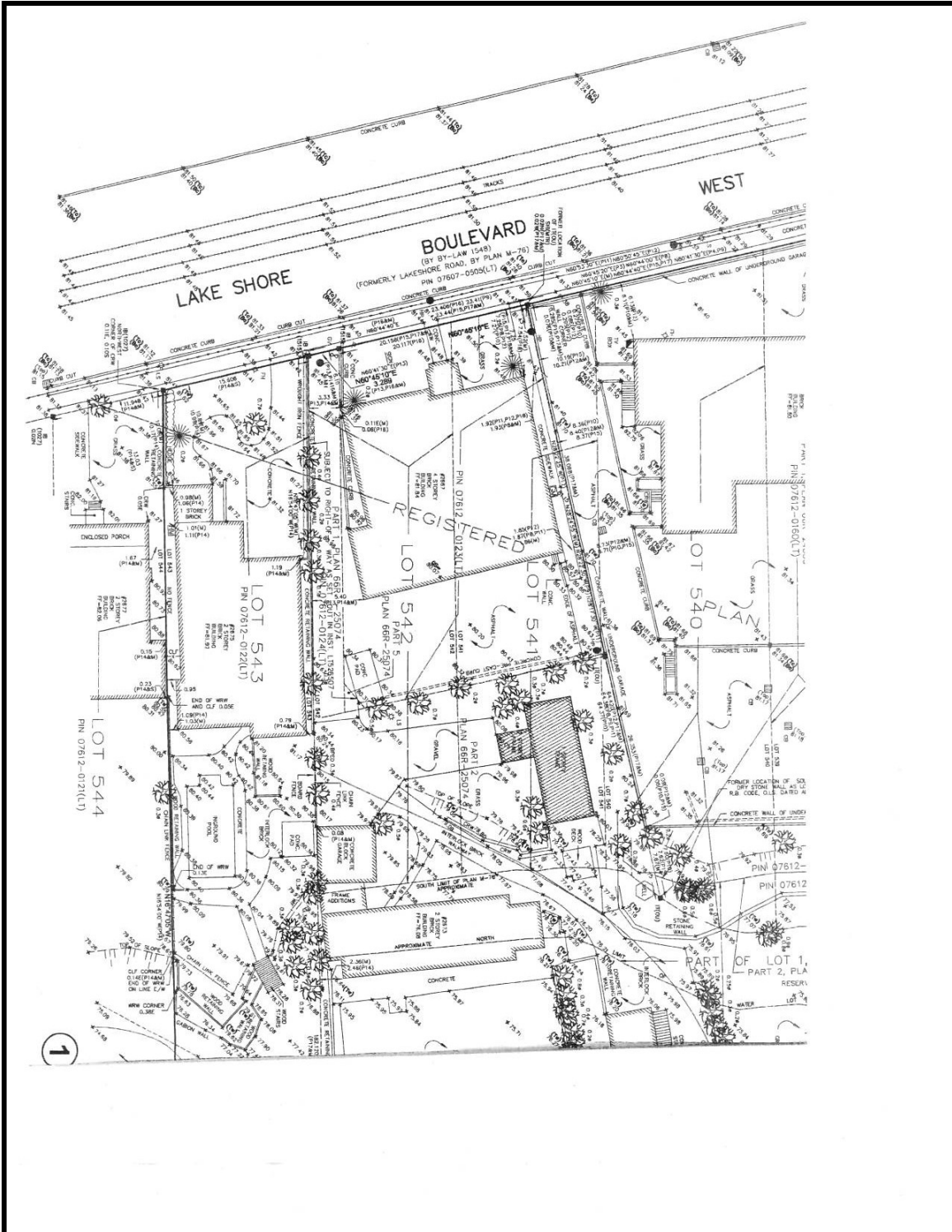
ATTACHMENTS

1. Zoning Map
2. Site Plan
3. I-view map
4. Photo of Existing Site
5. Letter from Applicant

ATTACHMENT 1- ZONING MAP



ATTACHMENT 2 – SITE PLAN



ATTACHMENT 3 – I-VIEW MAP



ATTACHMENT 4 – PHOTOS OF EXISTING SITE



ATTACHMENT 5 – LETTER FROM THE APPLICANT



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NAYLOR ARCHITECT INC.

17th January, 2011

City of Toronto Building Department
Etobicoke Civic Centre
2 Civic Centre Court
Toronto, Ontario
M9C 2Y2

Attn: Galina Veltman. Manager of Plans Examination Ward 6.

Re: Building Permit Application 11 105382

We are writing to confirm the scope of the above permit application.

The application is for the demolition of a vacant, derelict one storey single family residential building with basement.

The condition of the building is such that the current owner wishes to demolish this building before it becomes a safety hazard. The intention is to grade the site and seed it after demolition is complete.

If you require any further information please do not hesitate in contacting us further.

For Naylor Architect Inc,

Chris Naylor.

Applicant:

Naylor Architects Inc.
C/o Chris Naylor
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L3R 0E2

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