

Request to Demolish the Residential Building at 109 Lake Shore Drive

Date: May 3, 2019
To: Etobicoke York Community Council
From: Director, Toronto Building, Etobicoke York District
Wards: Ward 3 - Etobicoke-Lakeshore

SUMMARY

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

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article II "Demolition Control", the application for the demolition of an existing one-storey dwelling at 109 Lake Shore Drive is being referred to the Etobicoke York Community Council to refuse or grant the demolition application, including any conditions to be attached to the permit, because a building permit has not been issued for a replacement building.

RECOMMENDATIONS

The Director, Toronto Building, Etobicoke York District recommends that the Etobicoke York Community Council give consideration to the demolition application for 109 Lake Shore Drive, and decide to:

1. Refuse the application to demolish the vacant residential building because there is no permit application to replace the building on the site; or
2. Approve the application to demolish the vacant residential building without any conditions; or
3. Approve the application to demolish the vacant residential building with the following conditions:
 - a) That construction fences 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 that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 629-10, paragraph B and 629-11; and
- d) That any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

There are no financial impacts.

DECISION HISTORY

There is no history for this property.

COMMENTS

On March 13, 2019, an application for the demolition of an existing one-storey detached dwelling located at 109 Lake Shore Drive was submitted by Ground Force Environmental Inc. A building permit application for a replacement dwelling has not been submitted.

In a letter dated March 29, 2019, the owner outlined the reasons for requiring a demolition permit at this time. The letter indicates that the long term owner of 111 Lake Shore Drive purchased 109 Lake Shore Drive with the intent of consolidating the properties of 109 and 111 Lake Shore Drive. The letter indicates that the owner wishes to demolish the existing one-storey dwelling without the intention of providing a replacement building.

The Owner has also communicated that the land will be professionally landscaped and no buildings of any kind will be built.

Toronto Building can confirm that the proposed demolition is not regulated under Chapter 667 of the Municipal Code (rental housing demolition and conversion), as the existing residential building does not contain 6 or more residential units.

The application for the demolition has been circulated to Heritage Preservation Services, Public Health, Urban Forestry, and the Ward Councillor. The existing house is not currently on the list of designated historical buildings.

The land is not subject to Toronto and Region Conservation Authority.

CONTACT

Frank Stirpe
Manager, Plan Review
Etobicoke York District
T: (416) 394-8243
Email: Frank.Stirpe@toronto.ca

SIGNATURE

Sandra Burrows, P. Eng, MCIP, RPP
Director, Toronto Building
Etobicoke York District

ATTACHMENT

Attachment 1: Letter from Applicant
Attachment 2: Survey
Attachment 3: Google Maps

Attachment 1: Letter from Applicant

Attachment 1: Letter from Applicant

SUBJECT: Formal Request for Demolition Application

Dear Mr. Strips

Ground Force Environmental Inc (GFEI) has been contracted by [REDACTED] (Owner) to demolish the house on their property located at 109 Lake Shore Drive Etobicoke Ontario.

The [REDACTED] reside and own their residence at 111 Lake Shore Drive and have lived there for over 45 years. The [REDACTED] purchased the subject property (109 Lake Shore Drive) with the intent of consolidating the properties of 109 and 111 Lake Shore Drive.

Once the house has been demolished it is their intention for the site to be immediately backfilled and regraded so that no depressions occur within the site. All safety precautions during the demolition process will be implemented and enforced. The owners intend to have the property professionally landscaped immediately following the demolition. This will be completed in a way that will be aesthetically pleasing to the community. Furthermore, the [REDACTED] will be happy to have the property approved by our Councilor to ensure that the completed works are in accordance with the requirements of the Community Council.

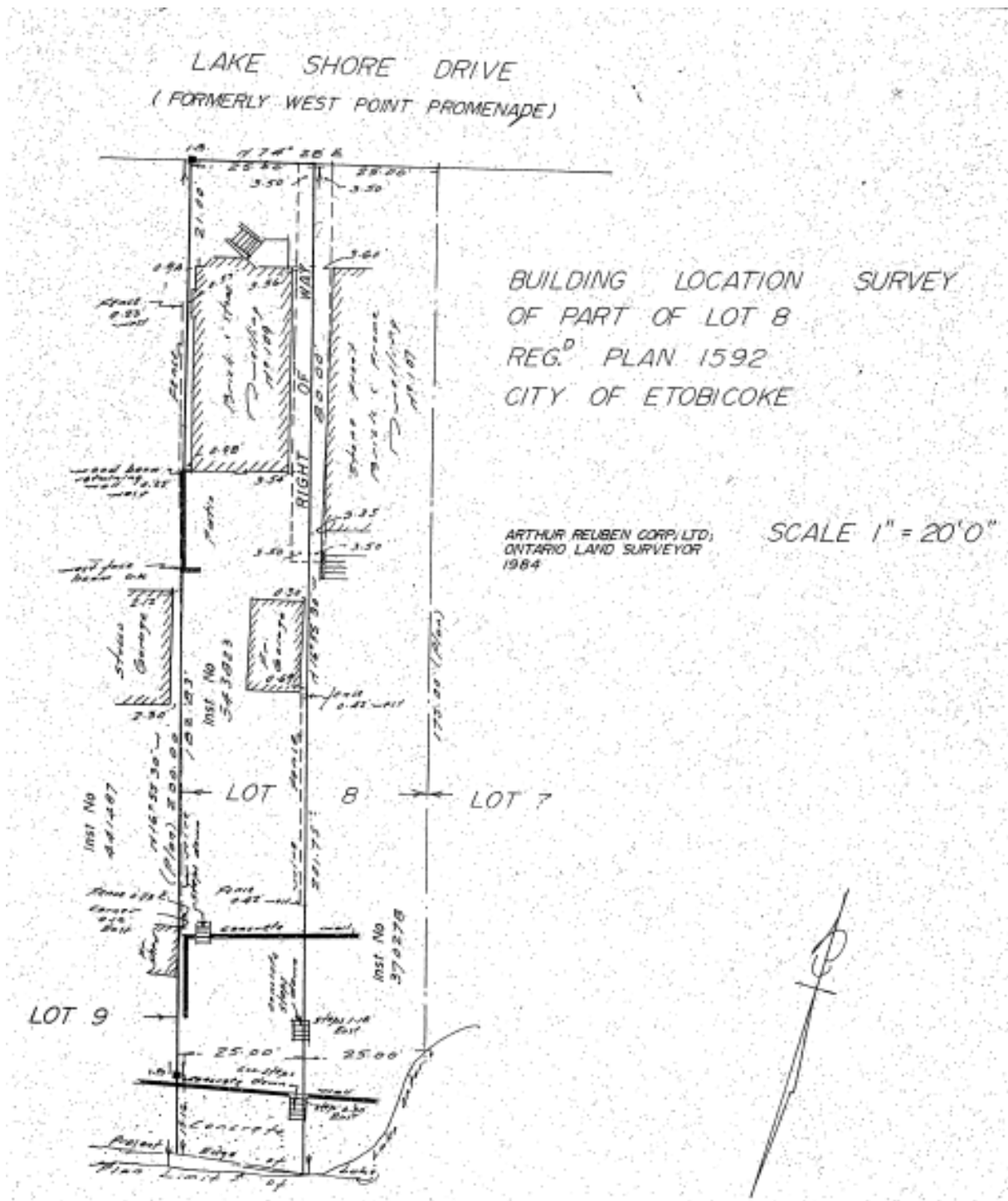
We are requesting a demolition permit to execute the project and our application number is 19 124977 DEM OO DM.

If you have any questions please do not hesitate to reach out to me at your earliest convenience. I look forward to hearing from you.

Best Regards

Kath Daulton

Attachment 2: Survey



Attachment 3: Google Photos

