

## **Residential Demolition Application – 307 Lake Promenade**

**Date:** December 29<sup>th</sup>, 2023  
**To:** Etobicoke York Community Council  
**From:** Deputy Chief Building Official and Director, Toronto Building, Etobicoke York District  
**Wards:** Ward 3 - Etobicoke Lakeshore

### **SUMMARY**

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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 city-wide residential demolition control under the Toronto Municipal Code Ch.363, under the authority of Section 33 of the Planning Act, the application for the demolition of two existing 2 storey stone and stucco dwelling located at 307 Lake Promenade (Application No. 23 221102 DEM) is being referred to the Etobicoke York Community Council to refuse or grant the demolition applications, including any conditions to be attached to the permits, because a building permit has not been issued for a replacement building.

### **RECOMMENDATIONS**

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The Deputy Chief Building Official and Director, Toronto Building, Etobicoke York District recommends that the Etobicoke York Community Council give consideration to the demolition application 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

Residential Demolition Application- 307 Lake Promenade

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**

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There are no financial impacts.

## **DECISION HISTORY**

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There is no history for this property.

## **COMMENTS**

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On November 1, 2023, an application for the demolition of the existing stone and stucco dwelling located at 307 Lake Promenade were submitted to Toronto Building. A building permit application for a replacement dwelling has not been submitted for the building.

In a letter dated October 31, 2023, the Owner, 2075185 Ontario Inc., has indicated that they are the owner of both 303 and 307 Lake Promenade which are adjacent to each other. They state that they wish to demolish the building located at 307 Lake Promenade to afford them the opportunity to widen the footprint of their home located at 303 Lake Promenade. An application for building permit to alter the dwelling at 303 Lake Promenade has not been received at this time.

The Owner indicates in their request letter that the building at 307 Lake Promenade is in disrepair. Inspection of the site by Toronto Building on December 21, 2023 revealed no evidence of structural damage. Although some areas on the interior and exterior exhibit signs of water damage and some maintenance is required, the damage is considered minor, and no unsafe conditions have been observed.

The application for the demolition of the residential building has been circulated to Heritage Preservation Services, Urban Forestry, and the Ward Councillor. At present, a review of the City's Heritage inventory register indicates that the building is neither listed nor designated under the Ontario Heritage Act nor is the land located in an area regulated by the Toronto and Region Conservation Authority. Removal of any by-law protected privately owned and City owned trees requires approval and permits from Urban Forestry prior to any demolition activity.

Since the building at 307 Lake Promenade is residential and a building permit for a replacement building has not been issued for the site, this application is being referred to the Etobicoke York Community Council. In such cases, the Municipal Code requires Community Council to approve or refuse the demolition permit.

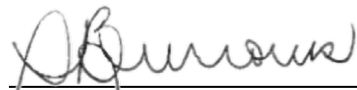
## **CONTACT**

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Joshua Amorim  
Manager, Plan Review  
Etobicoke York District  
T: (416) 394 -8955  
Email: [joshua.amorim@toronto.ca](mailto:joshua.amorim@toronto.ca)

## **SIGNATURE**

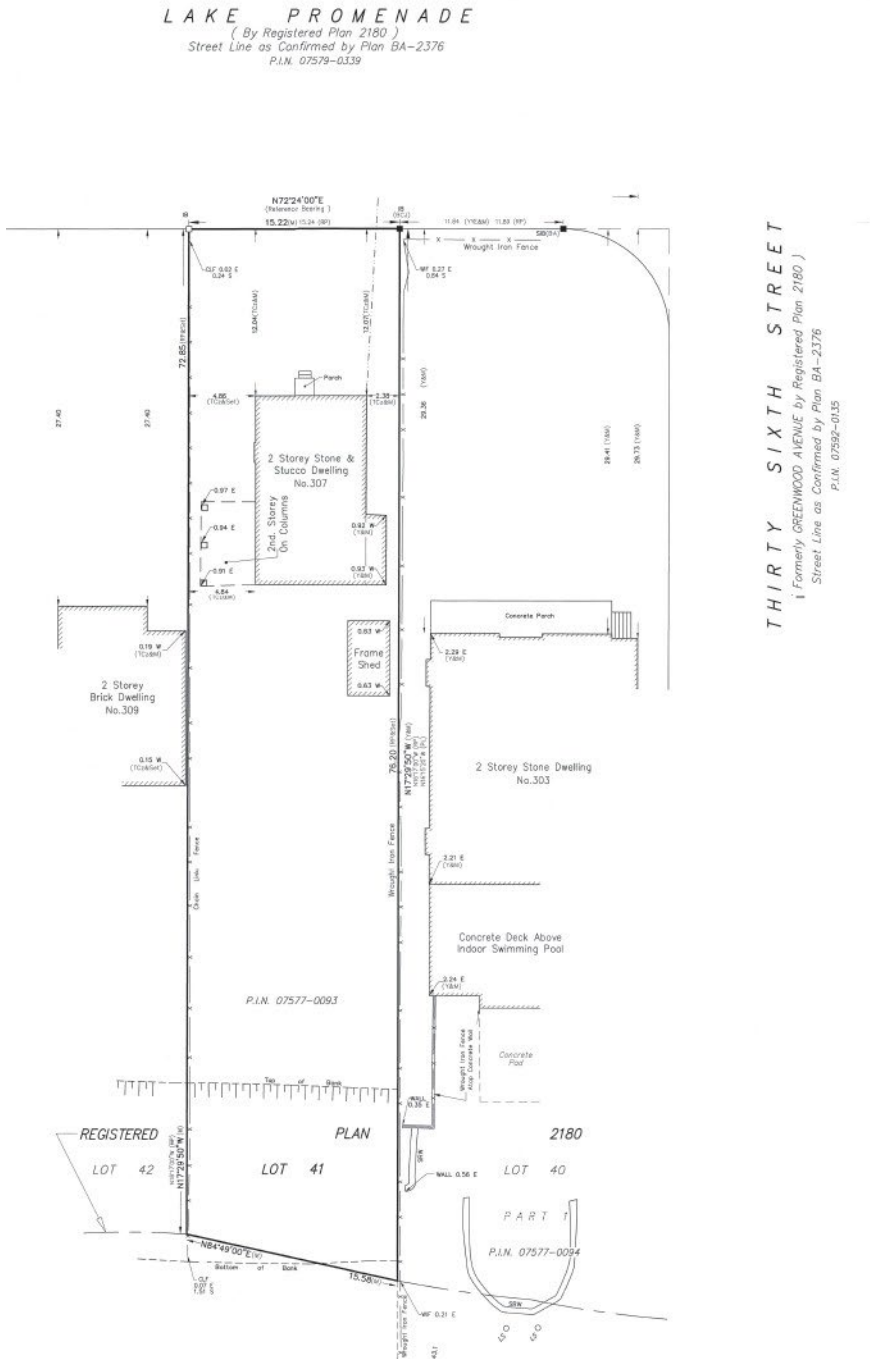
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Sandra Burrows, P. Eng, MCIP, RPP  
Deputy Chief Building Official and Director, Toronto Building  
Etobicoke York District

# ATTACHMENT

## Attachment 1: Site Plan of 307 Lake Promenade



## Attachment 2: Letter from the Owner

**2075185 Ontario Limited**  
37 Dufflaw Road  
Toronto, Ontario M6A 2W2  
Tel: 416-930-0500

31 October 2023

Community Council  
City of Toronto

Re: Application to demolish house at 307 Lake Promenade, Etobicoke M8W 1A6

I request that a report be prepared to Community Council.

I own the subject property and live in the home next door at 303 Lake Promenade. I would like to widen the footprint of my home. The house at 307 Lake Promenade is old and in disrepair.

As the owner, I accept an undertaking to landscape and maintain the property to a high standard.

If there are any further questions, please contact me at (416) 930-0500.

Sincerely,



David Weishuhn

2075185 Ontario Limited

Attachment 3: Site Photos from City Inspector



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