

## **Residential Demolition Application - 140 The Queensway**

**Date:** July 10, 2024

**To:** Etobicoke York Community Council

**From:** Deputy Chief Building Official and Director, Toronto Building  
Toronto East York District and Strategic & City-Wide Priorities

**Wards:** Ward 3 - Etobicoke Lakeshore

### **SUMMARY**

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

In accordance with Residential Demolition Control, as specified under the City of Toronto Municipal Code, Chapter 363, Article 6 'Demolition Control' and pursuant to the authority of Section 33 of the Planning Act, the application for the demolition of two existing detached residential buildings, a single-storey building and a two-storey building located at 140 The Queensway (Application No. 24 167946 DEM), is being referred to the Etobicoke York Community Council.

Etobicoke York Community Council has the authority to either refuse or approve the demolition applications.

The reason for this report is that a building permit has not yet been issued for a replacement building at 140 The Queensway.

### **RECOMMENDATIONS**

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The Deputy Chief Building Official and Director of Toronto Building, Toronto East York District, and Strategic Priorities recommends that the Etobicoke York Community Council consider the demolition application and decide to:

1. Refuse the application to demolish the two vacant residential buildings at 140 The Queensway because there is no building permit issued to replace the existing buildings on the site; or

2. Approve the application to demolish the two vacant residential buildings at 140 The Queensway without any conditions; or

3. Approve the application to demolish the two vacant residential buildings at 140 The Queensway with the following conditions:

a) That construction fences be erected in accordance with the provisions of the Toronto Municipal Code, Chapter 363, Article 7, if deemed appropriate by the Chief Building Official;

b) The immediate removal of all debris and rubble after demolition;

c) The laying of sod on the site and maintenance of the site free from garbage and weeds, in accordance with the Municipal Code Chapter 629-10, paragraph B and 629-11; and

d) The backfilling of any holes on the property with clean fill.

## **FINANCIAL IMPACT**

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There are no financial impacts associated with this application.

## **DECISION HISTORY**

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There is no decision history for this property.

## **COMMENTS**

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On June 20, 2024, the owner of 140 The Queensway submitted a letter requesting permission to demolish two vacant buildings due to concerns about the risk of vandalism, which poses a threat to community safety and could delay their redevelopment plans. The requested demolition is seen as crucial to mitigate these risks as well as to facilitate the construction of a 38-unit affordable rental building, which is currently under review by the City-Wide Priorities group in Toronto Building and is supported by the City. However, the issuance of the building permit for the replacement building is subject to the Site Plan Approval process, and as such is not ready to be issued.

With respect to Heritage considerations, the buildings at 140 The Queensway are neither listed nor designated under the Ontario Heritage Act. The application to demolish has been forwarded to Heritage Preservation Services, which has confirmed that the buildings are not listed under the Ontario Heritage Act. It has also been confirmed that the buildings at 140 The Queensway are not located in an area controlled by the Toronto and Region Conservation Authority.

A recent inspection by a City of Toronto Building Inspector found two vacant, two-storey vinyl-clad buildings at the site, fenced with signs of neglect including broken windows, a boarded rear entry, disconnected power, graffiti, and maintenance issues such as missing guards, handrails, and damaged eavestroughs. Due to these conditions, the two existing residential buildings raise significant safety concerns.

Given the residential nature of the existing buildings and the absence of a replacement building permit, this demolition request is being referred to the Etobicoke-York Community Council as per Municipal Code requirements for the approval or refusal of the demolition permit.

## **CONTACT**

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Business Transformation and Citywide Priorities  
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## **SIGNATURE**

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Natasha Zappulla, Deputy Chief Building Official & Director  
Toronto Building and Strategic & City-Wide Priorities  
Toronto East York District

## **ATTACHMENTS**

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1. Site Plan of 140 The Queensway
2. Letter from Owner
3. Site Photos from City Inspector



## Attachment 2: Letter from Owner



June 20, 2024

Toronto Building, City Wide Priorities  
Etobicoke York District  
2 Civic Centre Crt  
Toronto Ontario, M9C 5A3

**RE: Request to demolish vacant buildings at 140 the Queensway**

To whom it may concern,

We are writing as the owner of 140 the Queensway in Etobicoke. We are working to redevelop the property into a 38 unit affordable rental building. We have preliminary NOAC and submitted our full building permit application earlier this month.

This project has benefited from significant city support including Open Door funding and is now within the City Wide Priorities review division. We are working expeditiously to start construction later this year.

The property currently has two vacant buildings which are susceptible to vandalism. We are writing to request permission to demolish these buildings. This will reduce the risk associated with these buildings, and support our critical path to realizing this important project.

Thank you very much,

Houselink and Mainstay Community Housing

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Tenant Services Office: 805 Bloor Street West, Toronto, ON M6G 1L8  
Admin Office: 175 Bloor Street East, Suite 1101 South, Toronto, ON M4W 3R8  
Phone: (416) 703-9266  
Charitable number: 123109845 RR0001  
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Attachment 3: Site Photos from City Inspector



















