

## **Residential Demolition Application- 2270 and 2274 Weston Road**

**Date:** January 30, 2026

**To:** Etobicoke York Community Council

**From:** Director & Deputy Chief Building Official, Etobicoke York District

**Wards:** Ward 5 (York South-Weston)

### **SUMMARY**

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This staff report is regarding 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 6 "Demolition Control", the applications for the demolition of the existing residential buildings at 2270 and 2274 Weston Road (Application No. 25 234044 DEM 00 DM and 25 234080 DEM 00 DM) are being referred to the Etobicoke York Community Council for consideration because Toronto Building received a request letter to demolish the buildings prior to the issuance of replacement building permits.

### **RECOMMENDATIONS**

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The Director & Deputy Chief Building Official, Etobicoke York District recommends that the Toronto and East York Community Council consider the applications for demolition at 2270 and 2274 Weston Rd and decide to:

1. Refuse the applications to demolish the existing residential buildings at 2270 and 2274 Weston Road because there are no permits to replace the buildings on each property; or
2. Approve the application to demolish the existing residential buildings at 2270 and 2274 Weston Road without any conditions; or
3. Approve the application to demolish the existing residential buildings at 2270 and 2274 Weston Road with the following conditions:
  - a. That construction fences be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article 7, 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 each site and that the sites be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 629-10, Paragraph B and 62911; and
- 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**

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There is no decision history for this property.

## **COMMENTS**

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In November 2025, demolition applications were submitted to the City by the applicant to demolish the existing residential buildings at 2270 and 2274 Weston Rd (25 234044 DEM 00 DM and 25 234080 DEM 00 DM). On September 25, 2009, Site Plan Approval Application No. 09 172870 WET 11 SA was submitted for a 12-storey apartment building containing 107 residential rental units.

The request for the issuance of the demolition permits, at this time, is to address the concerns of health and safety and overall site conditions.

Please refer to the attached applicant letter (Attachment 4) for additional details, in which they also advise that the existing buildings are vacant, in poor and deteriorating condition including a collapsed roof.

The existing buildings are not currently on the list of designated historical buildings.

The lands are within a Toronto and Region Conservation Authority regulated area.

## **CONTACT**

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Sam Sarkhosh, P.Eng., Manager, Plan Review, Toronto Building, Etobicoke York District

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## **SIGNATURE**

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Frank Stirpe  
Director & Deputy Chief Building Official and Director, Etobicoke York District

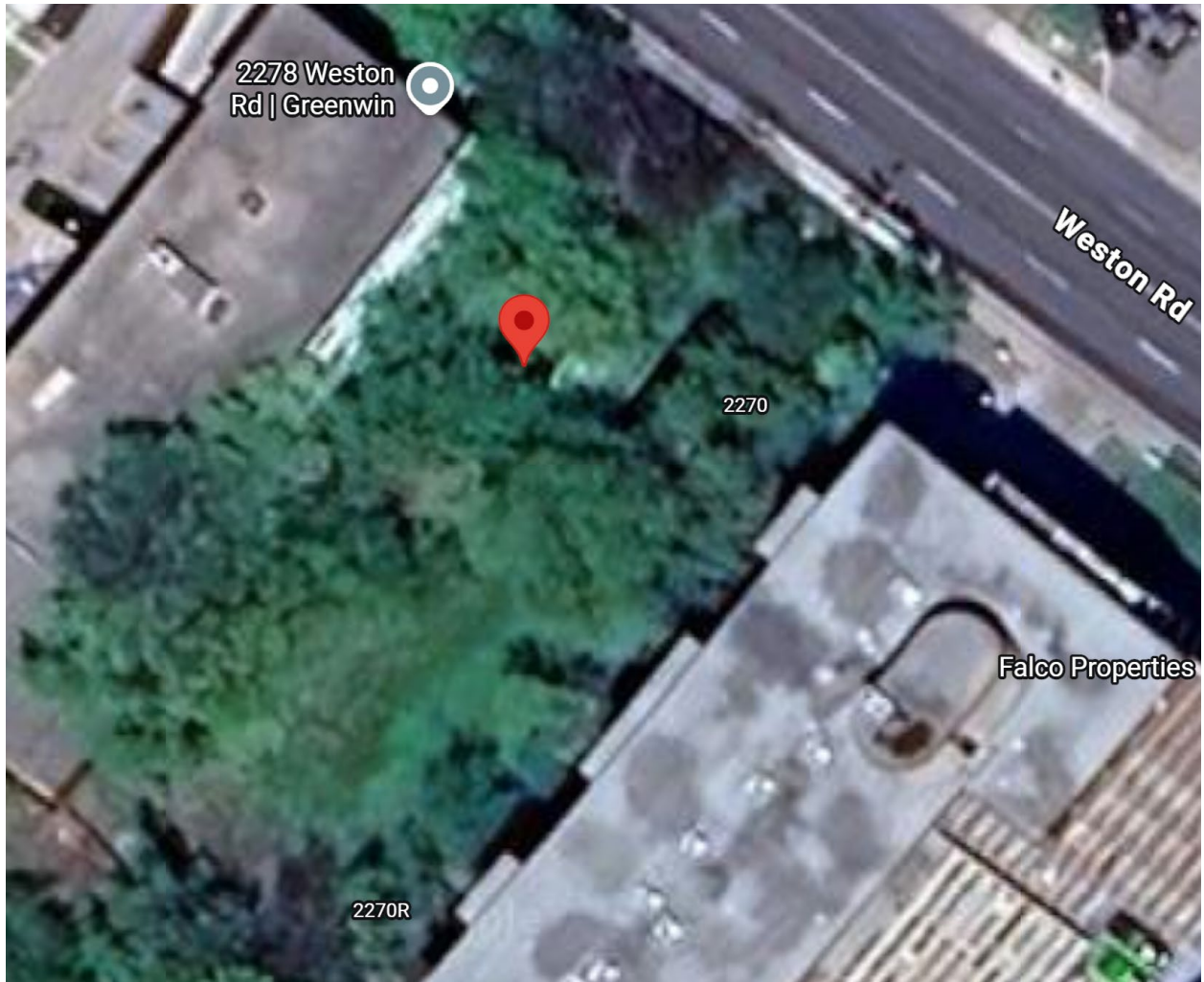
## **ATTACHMENTS**

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1. Survey
2. Google Images
3. Photos
4. Applicant's letter



2. Google Images



3. Photos







## 4. Applicant's Letter



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January 12, 2026

Etobicoke York Community Council  
c/o Toronto Building – Etobicoke York District  
City of Toronto

Re: Letter in Support of Demolition Permit Application  
2270-2274 Weston Road

To Whom It May Concern,

This letter is submitted on behalf of the property owner, in support of the demolition permit application for the existing building located at 2270-2274 Weston Rd. The purpose of this letter is to outline the rationale for the requested demolition and to address the specific information requested by Toronto Building.

**Current condition of the building** – Unoccupied 2 story brick dwelling. Poor & deteriorating condition with collapsed roof, because of snow accumulation.

**Number of dwelling units**

The building currently contains 2 residential dwelling units. But they are unoccupied since quite a long time.

**Reason no replacement building is being proposed and future use of the property**

Development approval for the property remains ongoing at this time. In light of such, the Councillor's office has requested demolition of the existing building to address concerns regarding health, safety, and site conditions.

**Occupancy/tenancy status**

As of date, the building is fully vacant and not occupied

**Utility connections**

The building's utilities are disconnected and terminated as per the standard procedure.

We respectfully request that Etobicoke York Community Council consider this information in support of the demolition permit application and authorize issuance of the demolition permit for the above-noted property. Should any further information or clarification be required, please contact the undersigned.

Regards,