

Residential Demolition Application - 71 and 80 Innes Avenue

Date: January 25, 2022
To: Toronto and East York Community Council
From: Director & Deputy Chief Building Official, Toronto Building
Toronto and East York District
Wards: Ward 09 - Davenport

SUMMARY

This staff report is regarding a matter for which the Toronto and East 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 applications for the demolition of existing 2-storey detached residential buildings located at 71 and 80 Innes Avenue (Application Nos. 21 203296 DEM 00 DM & 21 203312 DEM 00 DM) are being referred to the Toronto and East York Community Council for consideration to refuse or grant the application, including conditions, if any, to be attached to the permit application because building permits have not been issued for replacement buildings.

RECOMMENDATIONS

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

1. Refuse the applications to demolish the existing 2-storey residential buildings because there are no permits to replace the buildings on the sites at this time; or
2. Approve the applications to demolish the existing 2-storey residential buildings without any conditions; or
3. Approve the applications to demolish the existing 2-storey residential buildings 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 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On August 24, 2021, applications were submitted by the applicant to demolish the existing 2-storey detached residential buildings at 71 and 80 Innes Avenue.

The properties are currently vacant and the contractor is in the process of disconnecting all utilities to the properties. The properties were acquired by Metrolinx in September and October 2018 in connection with Metrolinx's GO Expansion Program to build a second track along the Barrie GO rail corridor that will allow for regular two-way, all-day train service between Union Station in Toronto and Allandale Waterfront GO Station in Barrie.

The owner has communicated that the existing buildings are to be demolished and, following demolition, the lands will be re-graded. No new buildings will be constructed on the subject properties.

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

The lands are not within a Toronto and Region Conservation Authority regulated area.

CONTACT

Cedric Barrera, Manager, Plan Review, Toronto and East York District
T (416) 392-7538 E-mail: Cedric.Barrera@toronto.ca

SIGNATURE

Kamal Gogna
Director & Deputy Chief Building Official, Toronto Building
Toronto and East York District

ATTACHMENTS

1. 71 Innes Avenue Survey
2. 80 Innes Avenue Survey
3. Letter from Owner

Attachment 1: 71 Innes Ave Survey

SCHEDULE					CERTIFICATE OF REGISTRATION	
<p>THE PARTIES ENUMERATED HEREUNDER REFERS TO LAND IN WHICH ALL RIGHT, TITLE AND INTEREST ASSOCIATED WITH THE REGISTRATION CORRESPONDING PLAN PROGRAM IS EXPROPRIATED BY METROLINK.</p>						
PART	LOT	PLAN	PH	NAME OF MOST RECENT TRANSFEREE	AREA m ²	
1	ALL OF 1	REGISTERED PLAN 1338	ALL OF 23320-0551	CARVALHO, JOAO / CARVALHO, LENA	342.8	

SPECIFIED CONTROL POINTS (SCP's) AND OBSERVED REFERENCE POINTS (ORP's)		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG. 216/10.		
POINT ID	NORTHING	EASTING
SCP #0011963340	483675.146	825035.385
SCP #0201742080	4840875.735	823185.684
ORP A	4837536.414	824184.435
ORP B	4837536.302	824185.857

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.

OBSERVED REFERENCE POINTS (ORP's)		
WITH ZONE 10, NAD83 (GRS 80) COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG. 216/10.		
POINT ID	NORTHING	EASTING
ORP A	4837834.275	820806.578
ORP B	4837837.808	820801.464

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.

NOTES

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTION SCALE FACTOR OF 0.999796.

BEARINGS SHOWN ON THIS PLAN ARE TRUE GRID BEARINGS AND ARE DERIVED FROM SPECIFIED CONTROL POINTS #0011963340 AND #0201742080, UTM ZONE 17, NAD 83 (ORIGINAL).

ALL BEARINGS AND DISTANCES ARE IN METRES UNLESS NOTED OTHERWISE.

ALL BARS ARE LLOYD & PURCELL LTD UNLESS NOTED OTHERWISE.

EXPROPRIATIONS ACT
EXPROPRIATION PLAN
OF
LOT 1
REGISTERED PLAN 1338
CITY OF TORONTO

SCALE 1:100

LLOYD & PURCELL, A DIVISION OF SCHWABER DEZALOV BENNETT LTD.

EXPROPRIATION CERTIFICATE

METROLINK DOES HEREBY EXPROPRIATE PURSUANT TO SECTION 9 OF THE EXPROPRIATIONS ACT R.S.O. 1990, C.E. 28, AS AMENDED AND SECTION 50 OF THE METROLINK ACT, 2006, S.O. 2006, C. 16, AS AMENDED. THIS PLAN IS PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS OF METROLINK. APPROVAL TO EXPROPRIATE THE LAND SHOWN HEREON WAS GRANTED BY THE MINISTER OF TRANSPORTATION ON THE 20th DAY OF APRIL, 2018.

THE EXPROPRIATING AUTHORITY
METROLINK

[Signature]
CHIEF CAPITAL OFFICER

DATE: MAY 30, 2018

I HAVE AUTHORITY TO SIGN THE CORPORATION.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT, THE EXPROPRIATIONS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF APRIL, 2018.

DATE: MAY 30, 2018

[Signature]
BRAND JAVORSKI
Ontario Land Surveyor

METROLINK
LLOYD & PURCELL, ONTARIO LAND SURVEYORS
A DIVISION OF SCHWABER DEZALOV BENNETT LTD.
1228 GERRARD ST. E., UNIT 28, NEWMARKET, ONTARIO, L7Y 8Z1
PHONE: 905-880-4416 FAX: (905) 779-6500 FILE: 11-METROLINK-1-2333-055

SCALE 1:100
BRCAG00420

Attachment 2: 80 Innes Avenue Survey

Diagram showing the location of the survey area within a larger context, including labels for 'PART 1', 'PART 2', 'PART 3', 'PART 4', 'PART 5', 'BLOCK B', 'PLAN D-1352', and 'CONFESSION 3, FROM THE B2V'.

SCHEDULE				
THE PARTIES UNDERSIGNED HEREBY REFER TO LAND IN WHICH ALL RIGHT, TITLE AND INTEREST ASSOCIATED WITH THE REGIONAL LANDUSE PLAN PROGRAM IS COMPREHENSIVELY DESCRIBED.				
PART	BLOCK	PLAN	PN	NAME OF MOST RECENT TRANSFEREE
1	PART OF B	REGISTERED PLAN D-1352	ALL OF D-1352-0452	LOUWRENS, JANE

SPECIFIED CONTROL POINTS (COP) AND OBSERVED REFERENCE POINTS (ORP)			
COORDINATES TO UTM ZONE 18, MAGNETIC CORRECTION			
POINT ID	NORTHING	EASTING	STATUS
COP 1	483755.187	623935.587	CONTROL
COP 2	483755.187	623935.587	CONTROL
COP 3	483755.187	623935.587	CONTROL
COP 4	483755.187	623935.587	CONTROL
COP 5	483755.187	623935.587	CONTROL

OBSERVED REFERENCE POINTS (ORP)			
COORDINATES TO UTM ZONE 18, MAGNETIC CORRECTION			
POINT ID	NORTHING	EASTING	STATUS
ORP 1	483755.187	623935.587	REFERENCE
ORP 2	483755.187	623935.587	REFERENCE
ORP 3	483755.187	623935.587	REFERENCE
ORP 4	483755.187	623935.587	REFERENCE
ORP 5	483755.187	623935.587	REFERENCE

NOTES

1. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048.

2. DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTION FACTOR OF 0.99999.

3. BEARINGS SHOWN ON THIS PLAN ARE IN DEGREES AND ARE DERIVED FROM SPECIFIED CONTROL POINTS AND OBSERVED REFERENCE POINTS.

4. ALL BEARINGS AND DISTANCES ARE IN METRES UNLESS NOTED OTHERWISE.

5. ALL DATA ARE LISTED IN PARAGRAPHS 1.1 TO 1.5 UNLESS NOTED OTHERWISE.

EXPROPRIATIONS ACT

EXPROPRIATION PLAN

PART OF BLOCK B

REGISTERED PLAN D-1352

CITY OF TORONTO

SCALE 1:50

LOUWRENS & PURCELL A DIVISION OF SCHMIDT LLOYD BARNETT LTD.

EXPROPRIATION CERTIFICATE

METROLINK DOES HEREBY EXPROPRIATE PURSUANT TO SECTION 9 OF THE EXPROPRIATIONS ACT R.S.O. 1990, C. 28, AS AMENDED AND SECTION 20 OF THE METROLINK ACT, 2008, S.1, 2008, C. 18, AS AMENDED, THIS PLAN IS REQUIRED IN ACCORDANCE WITH THE INSTRUCTIONS OF METROLINK, APPROVAL TO EXPROPRIATE THE LAND SHOWN HEREIN WAS GRANTED BY THE MINISTER OF TRANSPORTATION ON THE 20th DAY OF APRIL, 2018.

THE EXPROPRIATING AUTHORITY

METROLINK

DATE: June 18, 2018

I HAVE AUTHORITY TO SIGN THE CERTIFICATE.

SURVEYOR CERTIFICATE

1. I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE EXPROPRIATIONS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.

2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF APRIL, 2018.

DATED: MAY 30, 2018

BRAND LLOYD
Ontario Land Surveyor

METROLINK	
CAC: 123	LOUWRENS & PURCELL
CAD: 123456	A DIVISION OF SCHMIDT LLOYD BARNETT LTD.
CHECKED BY: JB	12345 GERRARD ST. E., UNIT 201, NEWMARKET, ONTARIO, L3Y 9Z7
DATE: 10-23	PHONE: 905-885-8446 FAX: 905-885-8446

Attachment 3: Letter from Owner



Via Email

anguyen@toronto.ca

April 23, 2021

Anna Nguyen
City Hall, East Tower, 20th Floor
Toronto, ON M5H 2N2

Re: 71 & 80 Innes Avenue, City of Toronto – Submission of Demolition Permit
Application-GO Expansion Program

Dear Plan Review Manager:

In connection with Metrolinx's GO Expansion Program, Metrolinx intends to build a second track along the Barrie GO rail corridor (the Project) that will allow for regular two-way, all-day train service between Union Station in Toronto and Allandale Waterfront GO Station in Barrie.

The properties 71 Innes Avenue (PIN 21320-0551 (LT)) and 80 Innes Avenue (PIN 21320-0455 (LT)) are parcels located east of the Metrolinx rail corridor and are lands that have been acquired by Metrolinx in September and October of 2018. Both of the subject properties are vacant with Metrolinx retaining title to all of the PINS respectively. The structures being residential homes, which at the time of letter presently reside on the lands, will be demolished. It is planned that following the demolition, the lands will be re-graded. No new building(s) will be constructed on the subject properties that requires a building permit pursuant to municipal building codes. Grascan Construction, a contractor for Metrolinx, is the Design-Builder of the Project and is currently in the process of disconnecting all utilities to these properties.

If you have any questions, please contact me directly, by phone or email:

Roban Kupenthirarajan
20 Bay Street, Suite 600
Toronto, ON M5J 2W3
(416)-795-1534
RobanK@metrolinx.com

Kind regards,

A handwritten signature in blue ink, appearing to read 'Roban', written over a horizontal line.

Roban Kupenthirarajan
Project Coordinator