TORONTO

REPORT FOR ACTION

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

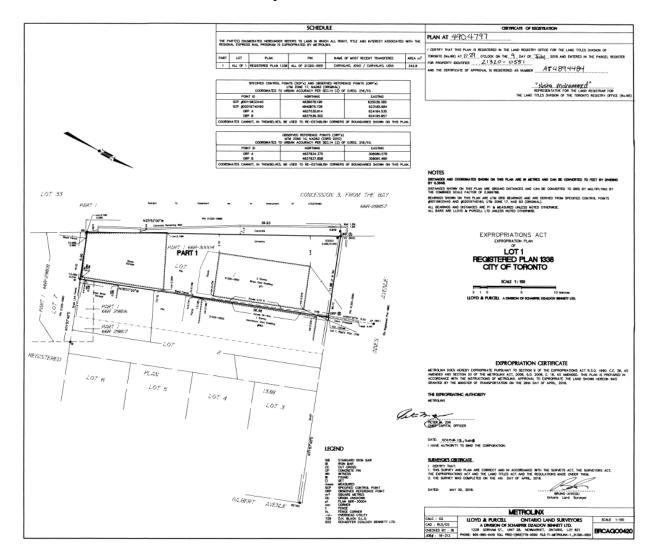
SIGNATURE

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

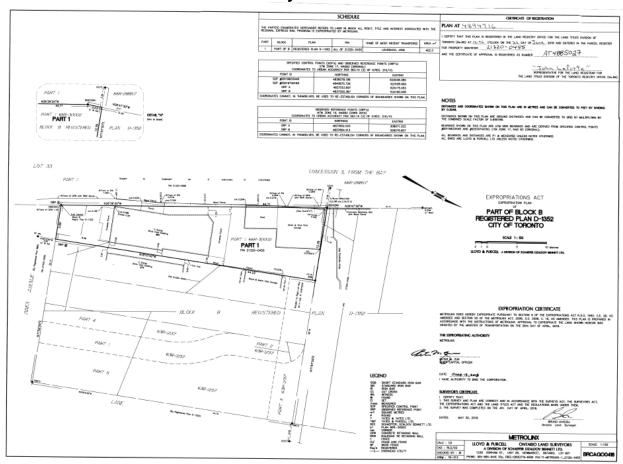
ATTACHMENTS

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

Attachment 1: 71 Innes Ave Survey



Attachment 2: 80 Innes Avenue Survey



Attachment 3: Letter from Owner

⇒ METROLINX

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,

Roban Kupenthirarajan Project Coordinator