

Residential Demolition Application - 5 Robinson Street

Date: May 14, 2025

To: Toronto and East York Community Council

From: Deputy Chief Building Official and Director, Toronto and East York District

Wards: Ward 10 (Spadina-Fort York)

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 Chapter 363, under the authority of Section 33 of the Planning Act, the application for the demolition of the existing single detached house containing one dwelling unit at 5 Robinson Street (Application No. 24-167388 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration to refuse or to grant the application, including any conditions, to be attached to the demolition permit application because the building proposed to be demolished contains one residential dwelling unit and there are no replacement building permits to be issued at this time.

RECOMMENDATIONS

The Deputy Chief Building Official and Director, Toronto and East York District recommends that the Toronto and East York Community Council consider the application for demolition at 5 Robinson Street and decide to:

1. Refuse the application to demolish the existing single detached house containing one residential unit at 5 Robinson Street because a building permit application for a replacement building has not been issued; or
2. Approve the application to demolish the existing single detached house containing one residential unit at 5 Robinson Street without conditions; or
3. Approve the application to demolish the existing single detached house containing one residential unit at 5 Robinson Street with the following conditions:

- a. That a construction fence 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 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 City Council or Community Council decision history for this property.

COMMENTS

On June 19, 2024, an application was submitted to the City to demolish the existing single detached house containing one residential unit at 5 Robinson Street. A supporting letter from Urbis Engineering Limited provided clarity that the existing building is a detached building with a zero-metre setback to the adjacent building.

The existing building is one storey, and the entirety of the building had been encompassed by one dwelling unit. In a letter from the owner dated November 6, 2024, it was communicated that the building is in a state of disrepair and is not suitable for occupancy. In addition, the letter indicates the building is currently vacant.

A letter from Urbis Engineering Limited was provided by the owner which states that the wood porch is rotting and pulling away from the house, the exterior brick façade is cracking and falling off, the foundations appear to be cracking, and the windows and doors have been boarded up in an attempt to prevent vandalism.

The site is to be used in conjunction with the lot located at 216 Bathurst Street, for the purposes of converting the existing building on that lot to a 30-suite hotel (Application number 20-163558 BLD 00 BA) that was subject to a Toronto Local Appeal Board decision (Application number 17-274561 S45 19 TLAB). There is currently no proposal to replace the dwelling unit or construct any other building on the portion of the lot currently occupied by the one storey detached dwelling located at 5 Robinson Street, although in the owner's letter they indicate that a future application for three townhouse units would be made.

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

The land is not within a Toronto and Region Conservation Authority regulated area.

CONTACT

Joshua Amorim, Manager, Plan Review, Toronto Building, Toronto and East York District. Telephone: (416)394-8955; Email: Joshua.Amorim@toronto.ca

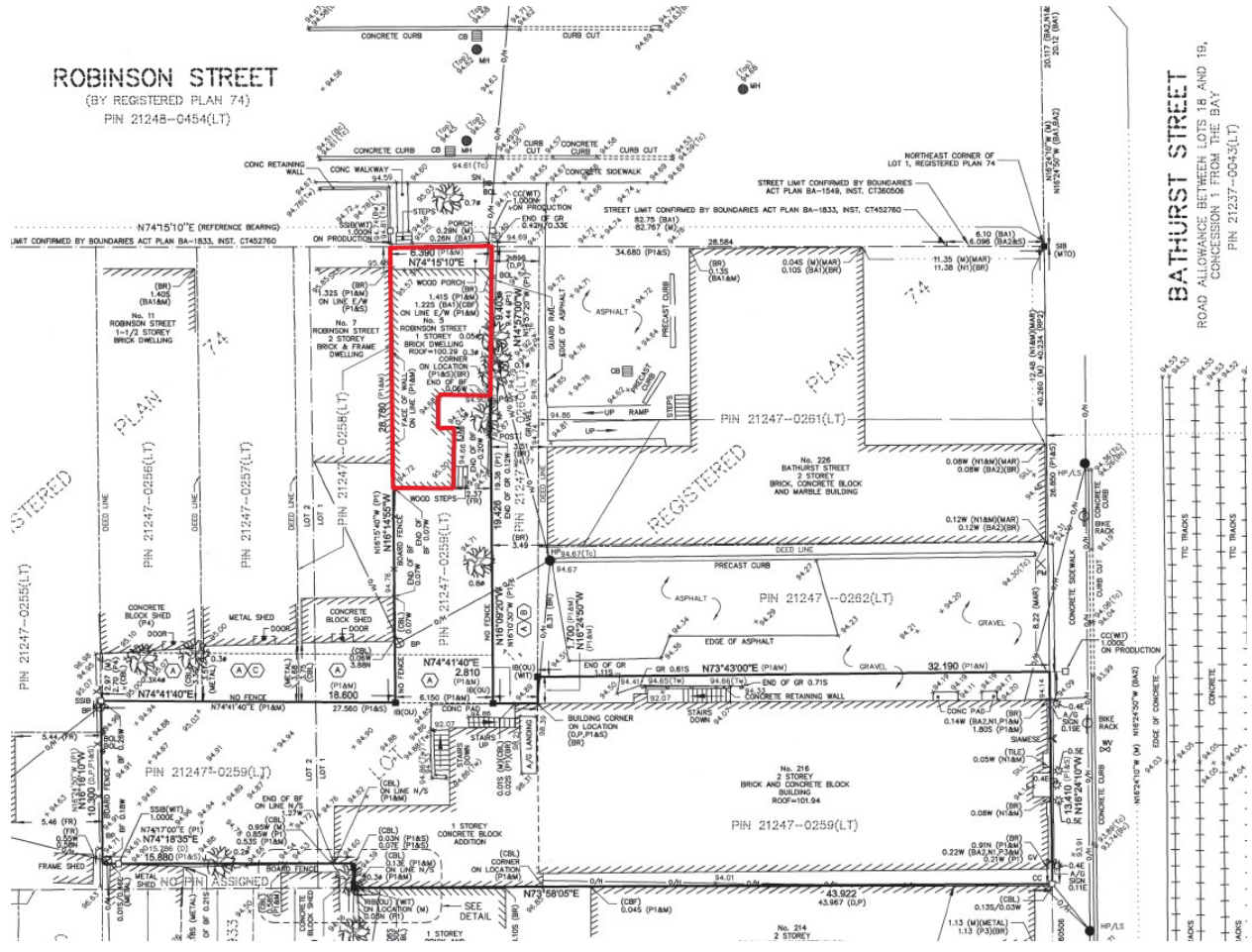
SIGNATURE

Natasha Barbini
Deputy Chief Building Official and Director, Toronto and East York District

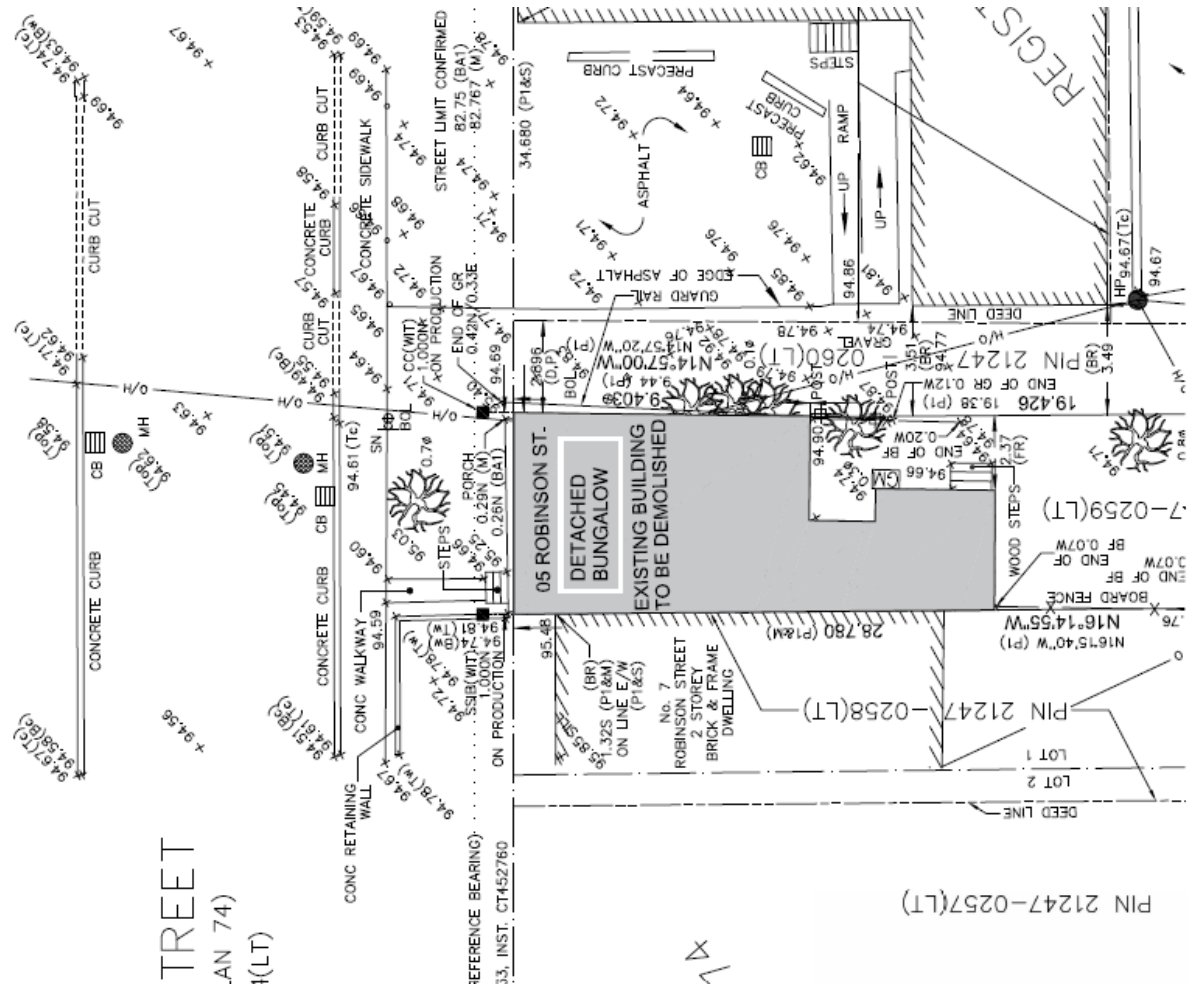
ATTACHMENTS

1. Survey
2. Site Plan for Residential Demolition Application - 5 Robinson Street
3. Photos of building
4. Letter from Owner
5. Letter from Engineer

Attachment 1: Survey



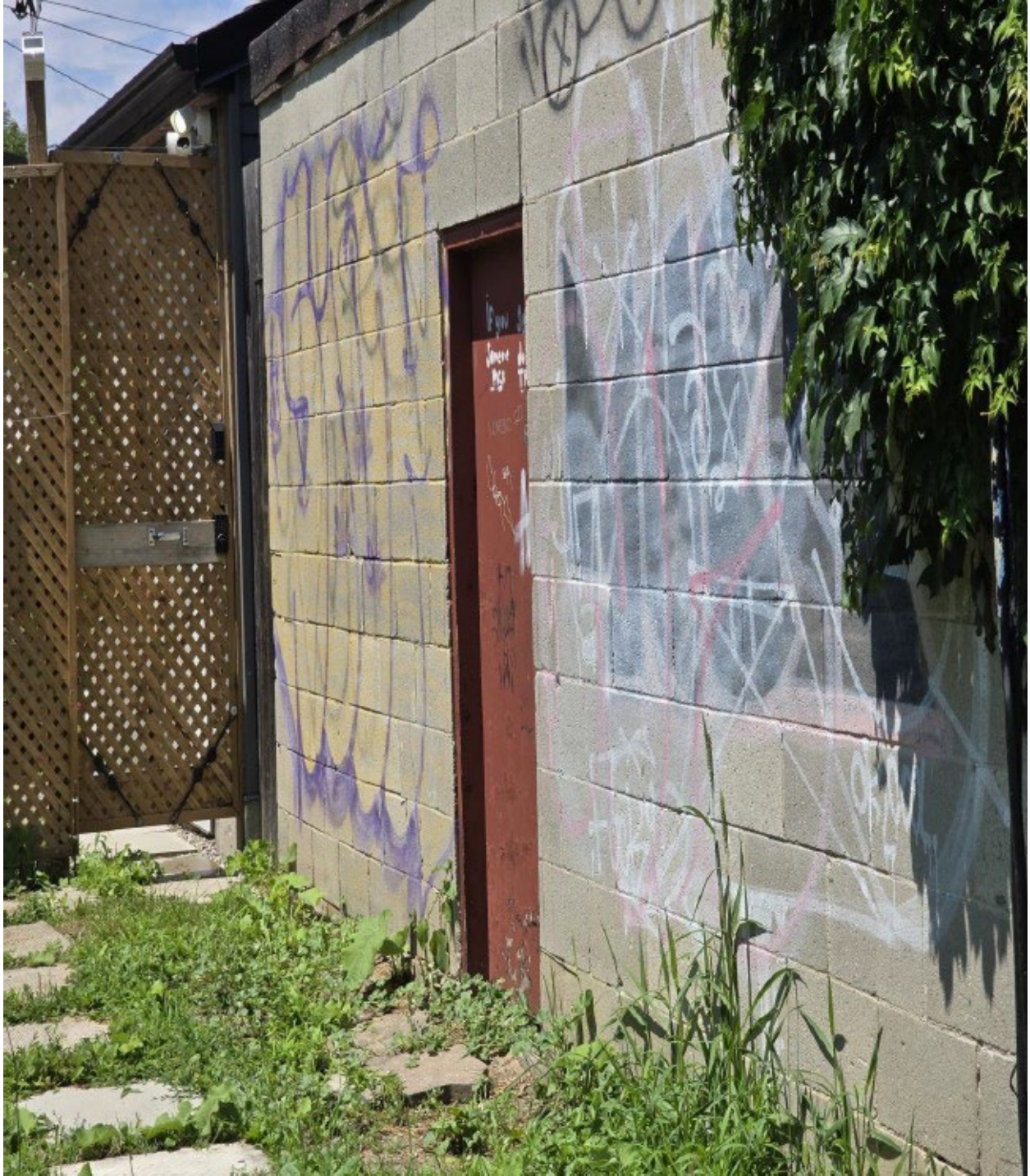
Attachment 2: Site Plan for Residential Demolition Application - 5 Robinson Street



Attachment 3: Photos of building (front)



(rear)



Savoy Hospitality Inc.

November 06, 2024

To Whom It May Concern,

Re: 5 Robinson- Request for demolition permit for unsafe building.

With this letter we are requesting a demolition permit for the existing semi-detached single family dwelling located at 5 Robinson Street.

Please note that this building has been in a state of disrepair when the Client purchased the property, and has recently been deemed unsafe (refer to Urbis Engineering Ltd. letter dated June 6, 2024).

We are requesting that the City issues a permit for demolition as soon as possible.

In regard to the future use of the property, we are in the process of working through this with the Owner. It is the Owners intent to develop this lot into 3 residential townhouses/laneway houses if supported by the City.

Sincerely,

Attachment 5: Letters from Engineer



URBIS Engineering Ltd.
Professional Engineers

June 6, 2024

TO WHOM IT MAY CONCERN

Subject: Inspection of the Structural Condition of the House
Address: 5 Robinson St, Toronto

We conducted a site visit on June 5, 2024 to the address stated above. Here below are our findings:

Exterior Observations

- The wooden front porch is rotting away and pulling away from the house.
- Exterior brick veneer façade is cracking and falling off the exterior studs
- Foundation wall appears to be crumbling apart with severe cracking along the top of the foundation wall
- The windows and doors have been boarded up and covered up to prevent vandals from entering

Interior Observations

The person in charge of maintenance of the house was on site with us and they informed us that vandals keep breaking into the vacant house. These intruders would take apart the house from the inside. Stealing the copper and floor boards from the house. We were able to pry open one of the windows to examine the inside of the house. The interior was completely gutted and full of trash and graffiti. There was no flooring or ceiling. All the joists and studs were visible.

Based off of our inspection, we believe this house is unsafe to access and is far from salvageable. We recommend the demolition of the house.

For demolition, the use of heavy machinery is prohibited prior to the detachment of the subject house from the adjacent house.

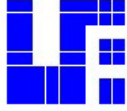


Please call us if you need more information.

Yours truly,
URBIS Engineering Ltd

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URBIS Engineering Ltd.
Professional Engineers

November 15, 2024

TO WHOM IT MAY CONCERN

Subject: Determining if the Structure is a Row House
Address: 5 Robinson St, Toronto

We conducted a site visit on November 15, 2024 to the house at the address stated above. Initially, our visual investigation was inconclusive in whether the house in question is a detached building with a 0m setback, semi detached or row house.

There was a worker on site with the necessary tools for us to conduct destructive testing. We asked that there be two holes opened in the western wall. The worker removed one 8"x8" square in between the studs near the front of the house and one near the back. The square removed near the back of house revealed the cinder block wall of the neighboring house. The square removed near the front of house revealed the exterior wall of the neighboring house. There was a 2" gap between the house at 5 Robinson St and the neighboring house to the west.

We conclude that the house at 5 Robinson Street, Toronto is a detached house.

Please call us if you need more information.

Yours truly,
URBIS Engineering Ltd