

Residential Demolition Application - 793 Adelaide Street West

Date: June 16, 2026

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 about 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 row house containing one dwelling unit at 793 Adelaide Street West (Application No. 25-195472 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 a building permit application for a replacement building has not been applied for.

The demolition application is being referred to the Toronto and East York Community Council 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 demolition permit application for 793 Adelaide Street West and decide to:

1. Refuse the application to demolish the existing single detached house containing one residential unit at 793 Adelaide Street West 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 793 Adelaide Street West without conditions; or
3. Approve the application to demolish the existing single detached house with one residential unit at 793 Adelaide Street West 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

There are no financial impacts to the City resulting from the recommendations in this report.

DECISION HISTORY

There is no City Council or Community Council decision history for this property.

COMMENTS

On July 17, 2025, an application was submitted to the City of Toronto seeking to demolish the existing detached house containing one residential unit at 793 Adelaide Street West. A supporting letter from Kieffer Structural Engineering, dated March 19, 2026, was provided which stated that while the building was not of imminent danger of collapse, the structure was unsafe and should be demolished.

The existing building is a two-storey end unit of row houses, and the entirety of the building had been encompassed by one dwelling unit. In a letter from the owner, dated June 5, 2026, advised that the building is not fit for occupancy. The owner also noted that the building is currently vacant. The letter further states that all utility and service connections have been fully disconnected and capped at the property line. A recent site inspection on June 1, 2026, confirmed the assessment by the Engineer.

The owner has not stated any future plans for the site and no applications for building permit are currently open. The owner acknowledged in their request letter that conditions may be placed on any potential approval by Council to ensure an aesthetically pleasing site.

The existing building is 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

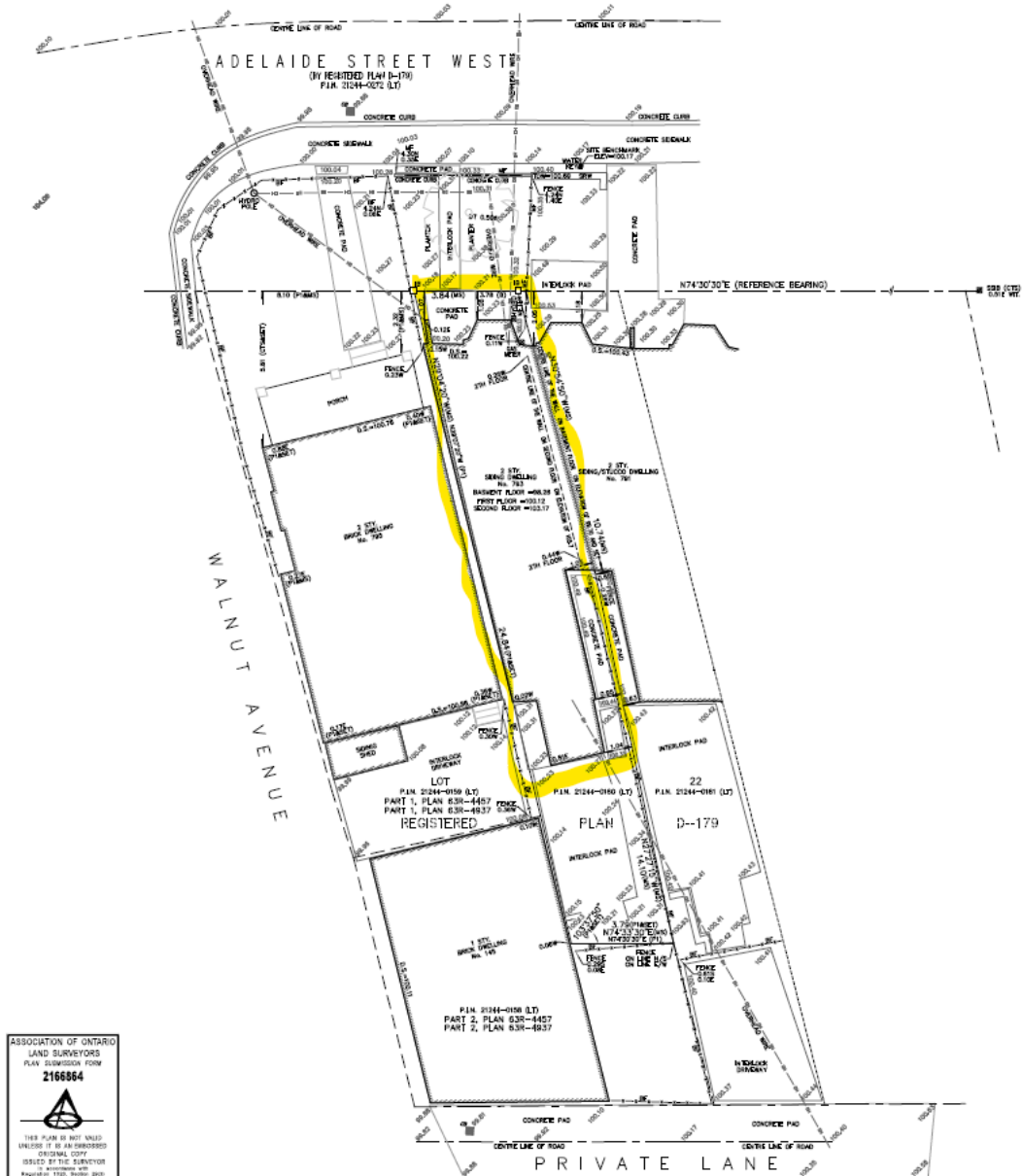
SIGNATURE

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

ATTACHMENTS

1. Survey
2. Letter from Owner
3. Report from Engineer
4. Photos of building from Engineer's report
5. Photos from site inspection

Residential Demolition Application - 793 Adelaide Street West



Attachment 2: Letter from Owner

Date: June 5th / 2026
To: Joshua Amorim
Manager, Plan Review, Toronto Building
City of Toronto Building Division
Telephone: (416)394-8955
Email: Joshua.Amorim@toronto.ca

RE: Request for Demolition Permit Issuance in lieu of having a replacement building permit as per the City's Demolition Control By-Law
Property Address: 793 Adelaide st west / M6J1B3 / Toronto / On.
Roll Number :
Existing Property Use: Single-Family Residential

Dear Joshua Amorim,

I am writing as the registered property owner of the above-noted address to formally request the issuance of a demolition permit for the existing structure(s) located on the property.

As per the City's Demolition Control By-Law, a demolition permit is typically withheld until a replacement building permit has been issued. However, I am formally requesting that the City exercise its authority to issue this demolition permit in lieu of a replacement building permit due to the following specific circumstances:

A- Safety and Structural Unsoundness

The existing structure has deteriorated beyond the point of safe economic repair and poses an immediate health and safety hazard to the surrounding community. Enclosed with this letter is a structural engineering report from **Kieffer Structural Engineering Ltd.** confirming that the building is structurally unsound and should be demolished.

B- Severe Damage / Force Majeure

The structure was significantly damaged due to the construction work made by the owners of 789 Adelaide st west as outlined by the city of Toronto Building by-law inspectors reports dated July 6 & Oct 13th -2021 . The building is currently uninhabitable, and a blight on the neighborhood. Prompt demolition is required for public safety.

To ensure strict compliance with standard municipal conditions under the Building Code Act, I confirm that:

1. All utility and service connections (gas, water, hydro, telecommunications) have been safely disconnected and capped at the property line by proper authorities prior to the start of work.
2. The property is currently completely vacant and no tenants will be displaced.

I understand that Council or the Chief Building Official may impose specific conditions on this approval, including completing the site grading, seeding, or fencing to maintain an aesthetically acceptable lot. I am fully prepared to comply with these requirements.

Thank you for your time and prompt consideration of this matter. Should you require any further documentation, engineering reports, or specific site details, please contact me directly via email.

Sincerely,



259 Gerrard Street East
Toronto, ON, M5A 2G1

March 19, 2026
Project #: 25198
Municipality: Toronto

793 ADELAIDE STREET WEST

Site Investigation Report #02

We visited the above-mentioned site on 11th March 2026 and 4th July 2025 to review current structural condition of 793 Adelaide Street West. The report is based on visual inspection of the exposed structural areas in 793 Adelaide Street West and the exterior of the building. We have also reviewed the interaction of 793 Adelaide Street West and with the attached neighbouring buildings 791 Adelaide Street West and 789 Adelaide Street West.

We are of the opinion that the three interconnected building structures of 789 / 791 / 793 Adelaide Street West are unsafe and needed to be demolished. If the buildings have not been demolished by July 2026, a re-assessment will be required by the engineer to determine if any temporary shoring is needed until demolition can occur.

Reference Documents:

- RD-1: Order to Remedy Unsafe Building #2118057 UNS 00 VI dated July 6th 2021
- RD-2: Building Application Status – Violation 791 Adelaide Street West
21 225494 UNS 00 VI, dated October 13th 2021
- RD-3: Building Application Status – Violation 793 Adelaide Street West
21 180577 UNS 00 VI, dated July 6th 2021
- RD-4: Building Application Status – Violation 789 Adelaide Street West
21 225496 UNS 00 VI, dated October 13th 2021
- RD-5: Geotechnical Assessment – 793 Adelaide Street West – dated July 22nd 2021
- RD-6: Assessment of Existing Townhomes – Revive Engineering Inc dated 28th February 2022.
- RD-7: 793 Adelaide Street West Survey – Altimap Land Surveyors Inc. Dated February 09th 2022
- RD-8: 793 Adelaide Street West – Proposed 3 Story Dwelling dated 21st November 2024.

SITE OBSERVATIONS

- 1.01 793 Adelaide Street West is a semi-detached two-story wood framed building with masonry foundation walls. 793 is the western most building of a series of three row houses, 789 / 791 / 793. All three buildings are of similar construction and have shared party walls/foundations.
- 1.02 The majority of structure was covered by finishes on the ground and second floor, with isolated holes in the lath and plaster. The basement was free of finishes and the structure was mainly exposed.
- 1.03 Ground and Second floor framing consisted of 2x8 rough joists@16"OC in the east-west direction. Roof framing consisted of hand cut rafters, ties and ceiling joists.
- 1.04 Exterior walls consisted of 2X4 rough@16"OC studs with deck boarding.
- 1.05 Party wall construction consisted of a single 2X4 rough@16"OC stud wall between 791 / 793.
- 1.06 Foundations consisted of a mixture of double wythe brick and 8" concrete block foundations. There was a single shared foundation between 791 / 793 supporting the party wall.
- 1.07 Based on our hand measurements with a tape measurement the buildings of 789/791/793 were leaning to the west by approximately 12", over the distance from the ground floor to second floor ceiling. 793 is in contact with the fully detached swelling of 795.
- 1.08 The chimney to the south of the building was leaning by at least 12", visual estimate.
- 1.09 Wood framing of the ground floor was located below grade and was undergoing damage from moisture.
- 1.10 Foundations have localized damage and wetting throughout the basement and waterproof.
- 1.11 All rooms appeared out of square and level.
- 1.12 The east wall of 795 was wood framed with steel cladding.
- 1.13 The west wall of 787 appeared to be wood framed with unknown cladding.

DOCUMENT REVIEW HIGHLIGHTS

RD-2, RD-3, RD-4:

The inspectors notes state that work done in No. 791 has caused "structural instability and leaning".

"Construction around foundations and party wall causing instability and leaning of adjoining properties at 789 and 783 Adelaide St W."

The report does not provide further details on the work that had been completed in 791.

RD-5:

"Footings were NOT found beneath the existing block and brick foundation walls. The reported building distress (exterior wall leaning) was likely associated with lack of footings, insufficient subgrade support and settlement."

RD-6:

"In our opinion, there is no renovation method that can keep the stud, joists and roof joists framing, with using sistering, due to the encroachment plumbness issues."

RD-7: The party wall of 791 / 793 Adelaide Street is leaning to the west and encroaching the property of 793 Adelaide Street West by 0.28m to 0.44m.

DISCUSSION AND RECOMMENDATIONS

Based on our engineering experience and review of the of the reference documents, the lateral movement to the three buildings is caused by a combination of foundation settlement, structural work done in 791, insufficient lateral system, and settlement from moisture damage to wood at or below grade. Without detailed documentation of the movement of the building over time and work done, we cannot accurately determine the percentage each deficiency would account for in the overall building movement.

The properties of 789 / 791 / 793 have had extensive lateral movement. All three properties are unsafe, uninhabitable, and impose a risk to the residents of its own and neighbouring properties. All three properties need to be demolished at the same time and should be demolished by the end of 2025. The current condition of the building can be maintained without additional shoring until July 2026 without imminent risk of collapse or danger to adjacent properties and the public. If the buildings have not been demolished by July 2026, a re-assessment will be required by the engineer to determine if any temporary shoring is needed.

Recommended Demolition Requirements:

- Conform to the requirements of Occupational Health and Safety.
- Obtain all municipal permits and permissions.
- Ensure all services are disconnected from the buildings.
- Provide hoarding around the buildings and property that can be impacted by the demolition.
- Limit access to the building by workers for only necessary access.
- Have engineer and demolition to meet on site to review process. Have engineer on site to review excavation for the duration of demolition. The engineer will document any damage to neighboring buildings.
- Ensure the buildings of 787 Adelaide Street West and 795 Adelaide Street West are unoccupied during the machine demolition of walls adjacent to their buildings.
- Provide temporary weather proofing for the west wall of 797 and the east wall of 793. Inform the owners ahead of demolition and allow for provisions for the owners to access and upgrade their buildings as needed.
- Demolish building with excavator grapple beginning with 791 Adelaide Roof, then working to 789 / 793 Roof. Move down the second floor 791 Walls and second floor framing, move to 789 / 793. Followed with Ground floor walls and framing in similar fashion. Remove all debris and foundations. Backfill with clear fill to level ground.

End of Report

Please reach out to us with any questions or comments.

Sincerely,

Attachment 4: Photos of building from Engineer's report

North Face of Buildings



Lateral Building Movement Images





Party Wall Framing



Foundation Walls and Ground Floor Framing







End of Photos

Attachment 5: Photos from site inspection







