

Residential Demolition Application - 9, 11, 13 & 19 Steeles Avenue E and 8 & 10 Nipigon Avenue

Date: January 20, 2026

To: North York Community Council

From: Director and Deputy Chief Building Official, Toronto Building

Wards: Ward 18 (Willowdale)

SUMMARY

This staff report is about a matter for which the North 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 applications for the demolition of the existing single family detached houses located at 9, 11, 13 & 19 Steeles Avenue E and 8 & 10 Nipigon Avenue are being referred to the North York Community Council for consideration to refuse or grant the application, including any conditions, if any, to be attached to the permit application because a building permit application has not been issued for a replacement building

RECOMMENDATIONS

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

1. Refuse the applications to demolish the single-family detached houses at 9, 11, 13 & 19 Steeles Avenue E and 8 & 10 Nipigon Avenue because there is no permit application to replace the buildings on the site; or,
2. Approve the applications to demolish the single-family detached houses at 9, 11, 13 & 19 Steeles Avenue E and 8 & 10 Nipigon Avenue without any conditions; or
3. Approve the applications to demolish the single-family detached houses at 9, 11, 13 & 19 Steeles Avenue E and 8 & 10 Nipigon Avenue 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

Future property tax may change due to a change in the property's classification.

DECISION HISTORY

There is no decision history for these properties.

COMMENTS

On August 11th, 2025, Toronto Building received demolition permit applications to demolish the existing single family detached houses at 9, 11, 13 & 19 Steeles Avenue and 8 & 10 Nipigon Avenue. No replacement building permits have been applied for.

In a letter dated January 20, 2026, the applicant, OneT+ Joint Venture, request the demolition of the single-family detached houses at 9, 11, 13 & 19 Steeles Avenue E and 8 & 10 Nipigon Avenue on behalf of Metrolinx (the owner). All properties are in good condition, vacant, do not contain no rental units. The applicant advises that all utilities are currently connected for each property and will be disconnected and capped at the property line prior to commencement of the demolition, and that an application has been made for these disconnections to the City of Toronto.

Within the letter, OneT+ Joint Venture advises that demolition of the residential buildings on the subject properties is necessary to facilitate the future construction of the future Steeles Station as part of the Yonge North Subway Expansion (YNSE) Project.

YNSE is part of Metrolinx's expansion of the Greater Toronto and Hamilton Area (GTHA) rapid transit network that will extend the TTC's Line 1 (Yonge–University) subway service from Finch Station north through Toronto, Vaughan, Markham, and

Richmond Hill. Although construction of the station itself will begin later, early site preparation is required to meet the project schedule. Demolition is needed in advance of building permits to allow for utility relocations and construction staging along the future station corridor.

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.

Since the buildings at 9, 11, 13 & 19 Steeles Avenue E and 8 & 10 Nipigon Avenue are residential and a building permit for a replacement building has not been issued for the site, this application is being referred to the North York Community Council. In such cases, the Municipal Code requires Community Council to approve or refuse the demolition permit

CONTACT

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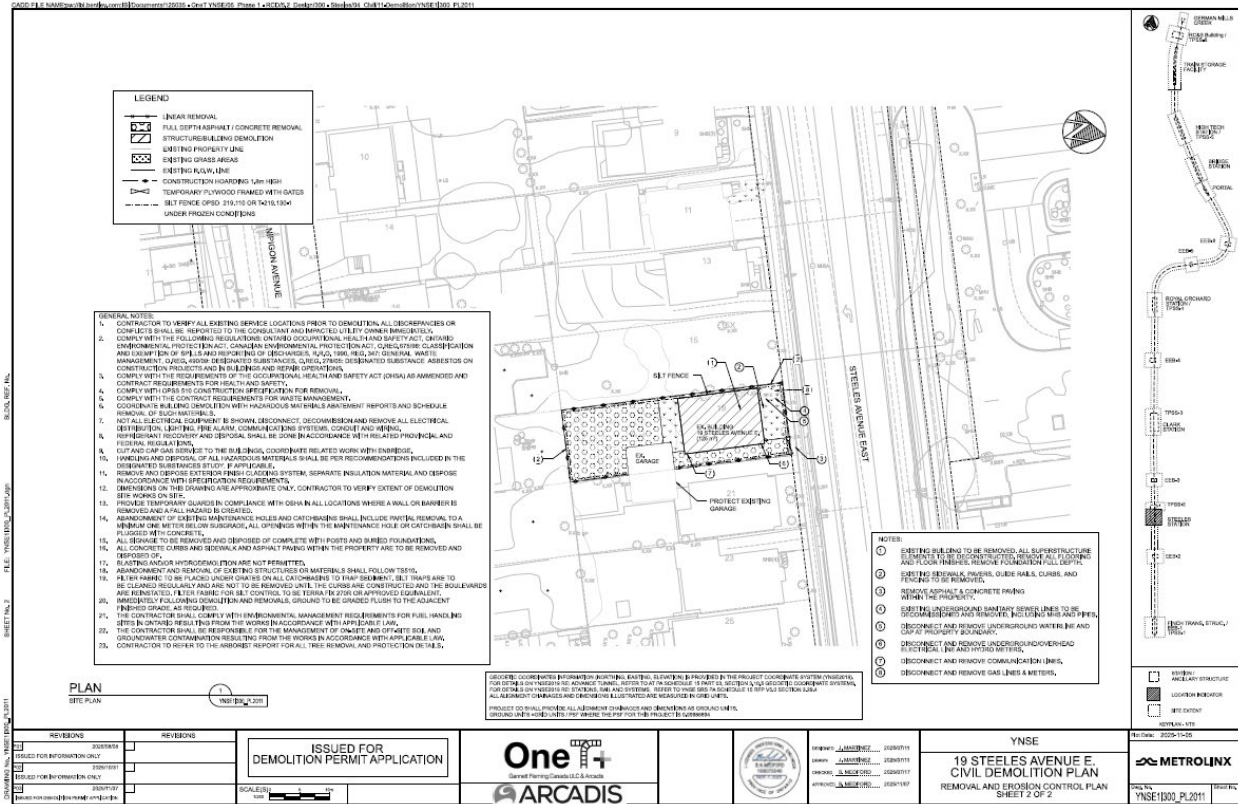
SIGNATURE

Anthony De Francesca
Director Plan Review and Deputy Chief Building Official
Toronto Building, Development & Growth Services
Tel: (416) 395-7549, E-mail: anthony.defrancesca@toronto.ca

ATTACHMENTS

- Attachment 1 - Survey of 9 Steeles Ave E
- Attachment 2 - Survey of 11 Steeles Ave E
- Attachment 3 - Survey of 13 Steeles Ave E
- Attachment 4 - Survey of 19 Steeles Ave E
- Attachment 5 - Survey of 8 Nipigon Ave
- Attachment 6 - Survey of 10 Nipigon Ave
- Attachment 7 - Letter From Applicant

Attachment 4 - Survey of 19 Steeles Ave E



Attachment 7 - Letter From Applicant



TECHNICAL ADVISORY SERVICES FOR THE
YONGE NORTH SUBWAY EXTENSION
DEMOLITION PERMIT APPLICATION

January 20, 2025

Toronto Building
Building Code Consultant, Toronto Building
City of Toronto
North York Civic Centre
5100 Yonge Street, 1st Floor
North York, ON M2N 5V7

RE: Justification Letter to North York Community Council - Metrolinx Yonge North Subway Extension Project Demolition Permit Application – 9, 11, 13 & 19 Steeles Avenue and 8 & 10 Nipigon Avenue, Toronto, ON

Background

The Yonge North Subway Extension (YNSE) Project is part of Metrolinx's expansion of the Greater Toronto and Hamilton Area (GTHA) rapid transit network and supports the Province of Ontario's \$28.5 billion transit plan announced in 2019. The YNSE Project will extend the TTC's Line 1 (Yonge–University) subway service from Finch Station north through Toronto, Vaughan, Markham, and Richmond Hill.

The project will significantly improve regional connectivity, reduce travel times, enhance access to transit for residents across York Region and Toronto, and support sustainable growth and development in line with provincial transportation objectives.

Rationale for Demolition Permits Prior to Building Permits

Demolition of the existing residential buildings at the subject properties is required to facilitate future construction works at Steeles Station in support of the YNSE Project. Construction of the proposed Steeles station infrastructure is not anticipated to commence until a future date; however, the YNSE project delivery schedule requires that site preparation activities proceed in advance of final station building and site designs.

Removal of the existing buildings prior to issuance of building permits is necessary to enable utility relocations and construction staging as part of the future Steeles Station alignment corridor for the YNSE project. Accordingly, Metrolinx is seeking demolition permits in advance of the ultimate building permits for each property.

To meet the YNSE project delivery schedule, demolition activities are anticipated to begin in 2026 and be completed within the same year.

Occupancy and Tenancy

Metrolinx is the registered owner of each property. All sites are vacant, unoccupied, and will remain so prior to demolition. There are no rental units at the subject properties.

Utilities

Utilities are currently connected at each property and will be disconnected and capped at the property line prior to the commencement of demolition. A disconnection application has been made to the City for all the properties.

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Property-Specific Information

8 Nipigon Avenue, Toronto, ON

The property currently contains an existing two-storey detached residential building and is currently in good condition. The building is vacant, not tenanted, and does not contain any rental units. Utilities are currently connected and will be disconnected and capped at the property line prior to demolition. No replacement building is proposed. The property will be used as part of the construction staging area and future alignment corridor for the YNSE Project.

10 Nipigon Avenue, Toronto, ON

The property currently contains an existing two-storey detached residential building and is currently in good condition. The building is vacant, not tenanted, and does not contain any rental units. Utilities are currently connected and will be disconnected and capped at the property line prior to demolition. No replacement building is proposed. The property will be used as part of the construction staging area and future alignment corridor for the YNSE Project.

9 Steeles Avenue, Toronto, ON

The property currently contains an existing one-storey detached building and is currently in good condition. The building is vacant, not tenanted, and does not contain any rental units. Utilities are currently connected and will be disconnected and capped at the property line prior to demolition. No replacement building is proposed. The property will be used as part of the construction staging area and future alignment corridor for the YNSE Project.

11 Steeles Avenue, Toronto, ON

The property currently contains an existing one-storey detached residential building and is currently in good condition. The building is vacant, not tenanted, and does not contain any rental units. Utilities are currently connected and will be disconnected and capped at the property line prior to demolition. No replacement building is proposed. The property will be used as part of the construction staging area and future alignment corridor for the YNSE Project.

13 Steeles Avenue, Toronto, ON

The property currently contains an existing one-storey detached building and is currently in good condition. The building is vacant, not tenanted, and does not contain any rental units. Utilities are currently connected and will be disconnected and capped at the property line prior to demolition. No replacement building is proposed. The property will be used as part of the construction staging area and future alignment corridor for the YNSE Project.

19 Steeles Avenue, Toronto, ON

The property currently contains an existing one-storey detached residential building and is currently in good condition. The building is vacant, not tenanted, and does not contain any rental units. Utilities are currently connected and will be disconnected and capped at the property line prior to demolition. No replacement building is proposed. The property will be used as part of the construction staging area and future alignment corridor for the YNSE Project.

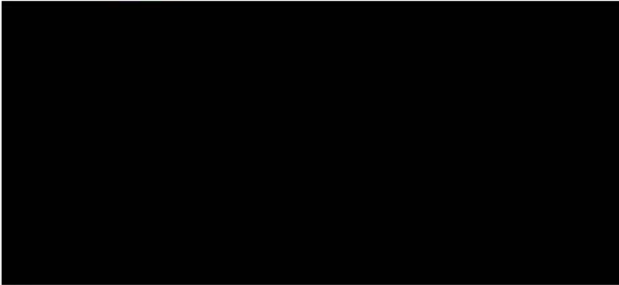
Request

For the reasons outlined above, Metrolinx respectfully requests that the North York Community Council approve the demolition of the buildings at the subject properties.

Furthermore, given the typically lengthy nature of transit infrastructure projects, and the YNSE being a priority transit project for the Province of Ontario that will deliver significant benefits to the City of Toronto, Metrolinx also requests that the City's standard condition requiring a new structure to be substantially constructed within two years be extended to five years.

Sincerely,

 Digitally signed by Akinwale Adetuberu
DN: c=CA,
e=Akinwale@ghwt.com,
o=Akinwale Adetuberu



CC:

- Derek Brunelle, Manager, Permits, Licenses and Approvals, Metrolinx
- Iris Chan, Project Manager, Permits, Licenses and Approvals, Metrolinx
- Madeline Stafford-Coyte, Permits, Licenses and Approvals Specialist, OneT+ Joint Venture