

Residential Demolition Application – 1, 3, & 5 Addington Ave, 266, 268, & 270 Sheppard Ave W

Date: May 6, 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 Section 33 of the Planning Act and the City of Toronto Municipal Code, Ch. 363, Article 6 "Demolition Control," the application for the demolition of multiple detached houses with a single dwelling unit at the following addresses is 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 has not been issued for a replacement building:

- 1 Addington Ave
- 3 Addington Ave
- 5 Addington Ave
- 266 Sheppard Ave W.
- 268 Sheppard Ave W.
- 270 Sheppard Ave W

There are no building permit applications to replace the residential buildings.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, North York District recommends that the North York Community Council give consideration to the demolition application for 1, 3, & 5 Addington Ave and 266, 268, & 270 Sheppard Ave W., and decide to:

1. Refuse the application to demolish the multiple detached houses with single dwelling units at 1, 3, & 5 Addington Ave and 266, 268, & 270 Sheppard Ave. W. because there is no permit to replace the building on the site;
2. Approve the application to demolish the multiple detached houses with single dwelling units at 1, 3, & 5 Addington Ave and 266, 268, & 270 Sheppard Ave. W. without any conditions; or
3. Approve the application to demolish the multiple detached houses with single dwelling units at 1, 3, & 5 Addington Ave and 266, 268, & 270 Sheppard Ave. W. 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 February 23rd and 24th 2026, multiple applications were submitted by the applicant to demolish one detached house with a single dwelling unit at each address: 1, 3, & 5 Addington Ave and 266, 268, & 270 Sheppard Ave W. There are no applications to replace the existing residential buildings.

The existing buildings at 1, 3, & 5 Addington Ave and 266 & 268 Sheppard Ave W. are one storey with basement, and the buildings contain one dwelling unit. The existing building at 270 Sheppard Ave W. is 2 storeys with basement and contain one dwelling unit. In support of the application for demolition, the owner, 270 She Nominee Inc. has provided a letter for each subject property dated April 6, 2026.

In the letter, the owner has expressed its intent to demolish the one and two storey detached houses for the purpose of developing the property for a 207 unit purpose-built rental development related to a future development of a 9 storey mixed-use building containing retail uses at-grade and residential uses above which is currently in the site plan approval process. Notice Of Approval Conditions were issued in November 2023 and a building permit is targeted for application in May 2026.

In their letters, the owner stated they wish to obtain the demolition permits prior to obtaining the replacement building permit to meet the expedited timelines for much-needed rental housing. The existing residential buildings are currently vacant, and disconnection of services are to be applied for concurrently with the demolition permit process.

The proposal is required to comply with the Building Code Act, Building Code, and any Applicable Law. This is confirmed through the demolitions permit review process.

This application has been circulated to the Ward Councillor. The existing house is not currently on the list of designated historical buildings. The land is not within a Toronto and Region Conservation Authority regulated area.

CONTACT

Brandon Cipolletta, Manager, Plan Review, Toronto Building
T (416) 392-7632 E-mail: brandon.cipolletta@toronto.ca

SIGNATURE

Anthony De Francesca
Director & Deputy Chief Building Official, Toronto Building

ATTACHMENTS

1. Existing property survey for 1, 3, & 5 Addington Ave and 266, 268, & 270 Sheppard Ave W
2. Letter from 270 She Nominee Inc regarding 1 Addington Ave
3. Letter from 270 She Nominee Inc regarding 3 Addington Ave
4. Letter from 270 She Nominee Inc regarding 5 Addington Ave
5. Letter from 270 She Nominee Inc regarding 266 Sheppard Ave W
6. Letter from 270 She Nominee Inc regarding 268 Sheppard Ave W
7. Letter from 270 She Nominee Inc regarding 270 Sheppard Ave W
8. Photos of subject properties

2. Letter from 270 She Nominee Inc regarding 1 Addington Ave

270 SHE NOMINEE INC.

A: 1931 Highway 7, Concord, Ontario, L4K 1V5
T: 905-709-8232

TO: City of Toronto

FROM: 270 SHE NOMINEE INC.

DATE: April 6, 2026

RE: APPLICATION OF DEMOLITION PERMIT – 1 ADDINGTON AVENUE

To whom it may concern,

We are applying for demolition permit prior to building permit issuance for these 6 detached houses to meet the expedited timelines for much-needed rental housing to the city.

These are detached single residential houses with one-level basement - see attached current pictures.

There are existing city services to these houses (gas, hydro, sewer, water) that we are applying directly to AHJ's at the same time for disconnections.

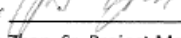
When we closed on this property on January 29, 2026, all units were vacant. No one currently resides at 266~270 SHE AVE W and 1~5 Addington Ave.

This is a 207-unit purpose-built rental development that we are advancing with the support of City Planning with below details:

- We have received a Notice of Approval Conditions (NOAC) from the City Planning Division, North York District, under Site Plan Control Application No. 19 232233 NNY 18 SA, signed on November 29, 2023, for the approved 9-storey mixed-use building with 179 units.
- We submitted our Site Plan resubmission on March 6, 2026, which includes the site servicing plan.
- Committee of Adjustment Hearing — April 16, 2026 (minor density adjustments)
- Building Permit Submission — target May 30, 2026
 - Following this submission we will request a Conditional shoring and excavation permit

With expedited timelines, we are targeting demolition start this month (right after demolition permit approval) and appreciate your approval asap.

Best regards,

per 

Jim Zhan, Sr. Project Manager
270 SHE NOMINEE INC.

3. Letter from 270 She Nominee Inc regarding 3 Addington Ave

270 SHE NOMINEE INC.

A: 1931 Highway 7, Concord, Ontario, L4K 1V5
T: 905-709-8232

TO: City of Toronto

FROM: 270 SHE NOMINEE INC.

DATE: April 6, 2026

RE: APPLICATION OF DEMOLITION PERMIT – 3 ADDINGTON AVENUE

To whom it may concern,

We are applying for demolition permit prior to building permit issuance for these 6 detached houses to meet the expedited timelines for much-needed rental housing to the city.

These are detached single residential houses with one-level basement - see attached current pictures.

There are existing city services to these houses (gas, hydro, sewer, water) that we are applying directly to AHJ's at the same time for disconnections.

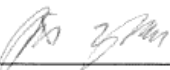
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Best regards,

per 

Jim Zhan, Sr. Project Manager
270 SHE NOMINEE INC.

4. Letter from 270 She Nominee Inc regarding 5 Addington Ave

270 SHE NOMINEE INC.



TO: City of Toronto
FROM: 270 SHE NOMINEE INC.
DATE: April 6, 2026
RE: APPLICATION OF DEMOLITION PERMIT – 5 ADDINGTON AVENUE

To whom it may concern,

We are applying for demolition permit prior to building permit issuance for these 6 detached houses to meet the expedited timelines for much-needed rental housing to the city. These are detached single residential houses with one-level basement - see attached current pictures.

There are existing city services to these houses (gas, hydro, sewer, water) that we are applying directly to AHJ's at the same time for disconnections. When we closed on this property on January 29, 2026, all units were vacant. No one currently resides at 266~270 SHE AVE W and 1~5 Addington Ave.

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Jim Zhan, Sr. Project Manager
270 SHE NOMINEE INC.

5. Letter from 270 She Nominee Inc regarding 266 Sheppard Ave W

270 SHE NOMINEE INC.

A: 1931 Highway 7, Concord, Ontario, L4K 1V5
T: 905-709-8232

TO: City of Toronto

FROM: 270 SHE NOMINEE INC.

DATE: April 6, 2026

RE: APPLICATION OF DEMOLITION PERMIT – 266 SHEPPARD AVE W

To whom it may concern,

We are applying for demolition permit prior to building permit issuance for these 6 detached houses to meet the expedited timelines for much-needed rental housing to the city. These are detached single residential houses with one-level basement - see attached current pictures.

There are existing city services to these houses (gas, hydro, sewer, water) that we are applying directly to AHJ's at the same time for disconnections. When we closed on this property on January 29, 2026, all units were vacant. No one currently resides at 266~270 SHE AVE W and 1~5 Addington Ave.

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Best regards,

per 

Jim Zhan, Sr. Project Manager
270 SHE NOMINEE INC.

6. Letter from 270 She Nominee Inc regarding 268 Sheppard Ave W

270 SHE NOMINEE INC.

A: 1931 Highway 7, Concord, Ontario, L4K 1V5
T: 905-709-8232

TO: City of Toronto

FROM: 270 SHE NOMINEE INC.

DATE: April 6, 2026

RE: APPLICATION OF DEMOLITION PERMIT – 268 SHEPPARD AVE W

To whom it may concern,

We are applying for demolition permit prior to building permit issuance for these 6 detached houses to meet the expedited timelines for much-needed rental housing to the city.

These are detached single residential houses with one-level basement - see attached current pictures.

There are existing city services to these houses (gas, hydro, sewer, water) that we are applying directly to AHJ's at the same time for disconnections.

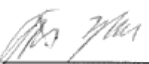
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Best regards,

per 

Jim Zhan, Sr. Project Manager
270 SHE NOMINEE INC.

1

7. Letter from 270 She Nominee Inc regarding 270 Sheppard Ave W

270 SHE NOMINEE INC.

TO: City of Toronto

FROM: 270 SHE NOMINEE INC.

DATE: April 6, 2026

RE: APPLICATION OF DEMOLITION PERMIT – 270 SHEPPARD AVE W

To whom it may concern,

We are applying for demolition permit prior to building permit issuance for these 6 detached houses to meet the expedited timelines for much-needed rental housing to the city. These are detached single residential houses with one-level basement - see attached current pictures.

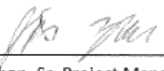
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8. Photos of subject properties



















