

Residential Demolition Application – 26 and 28 Maxome Ave

Date: June 15, 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 Community Council has delegated authority from City Council to make a final decision.

In accordance with Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article 6 “Demolition Control”, the applications for the demolition of two single family dwellings at 26 and 28 Maxome Ave are being referred to the North York Community Council to consider as a building permit has not been issued for a replacement building.

North York Community Council may impose conditions, if any, to be attached to the demolition permit.

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 26 and 28 Maxome Ave, and decide to:

1. Refuse the applications to demolish the one detached house with single dwelling unit at 26 and 28 Maxome Ave because there is no permit to replace the buildings on each site at this time
2. Approve the applications to demolish the one detached house with single dwelling unit at 26 and 28 Maxome Ave without any conditions; or
3. Approve the applications to demolish the one detached house with single dwelling unit at 26 and 28 Maxome Ave 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 May 21st and 24th 2026, an application was submitted by the applicant to demolish one detached house with a single dwelling unit at 26 and 28 Maxome Ave. There are no applications to replace the existing residential buildings.

The existing buildings are detached one storey buildings, and each building contains one dwelling unit. In support of the application for demolition, the applicant, Maxome Development Ltd., submitted a letter in support of the applications.

In the letter dated May 22, 2026, the applicant has expressed its intent to demolish the one storey detached homes at each address to facilitate future development with replacement residential buildings. The existing buildings are vacant. At 26 Maxome Ave, hydro service remain connected, while water and gas services have been disconnected. At 28 Maxome Ave, hydro, water, and gas services remain connected.

The letter further clarifies that due to an approved lot severance and resulting configuration of lands, insurance coverage can no longer be maintained for the existing dwellings. As a result, the owners are exposed to uninsured liability associated with vacant structures. The applicant is requesting that the proposed demolition be

permitted to proceed in advance of the replacement building permit applications to mitigate risk, improve site safety, and allow the lands to be reasonably managed pending redevelopment. The owners Maxome Development Ltd. and Winlock Development Ltd. intend to replace the demolished buildings within two years.

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

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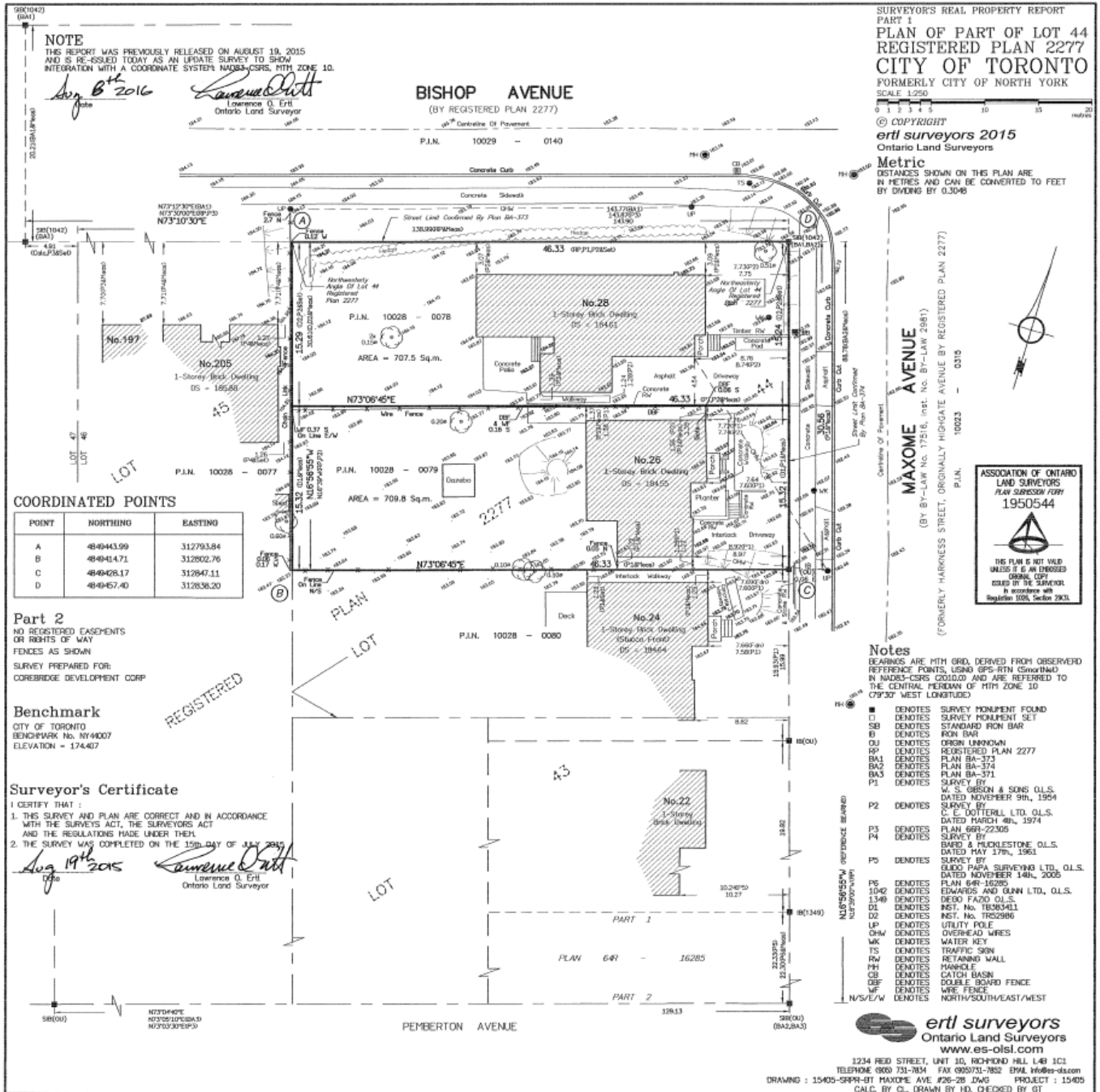
SIGNATURE

Anthony De Francesca
Director & Deputy Chief Building Official, Toronto Building
North York District

ATTACHMENTS

1. Existing property survey
2. Letter from applicant Maxome Development Ltd.
3. Photos: 28 Maxome Ave
4. Photos: 26 Maxome Ave

1. Existing property survey



2. Letter from applicant Maxome Development Ltd.

MAXOME DEVELOPMENT LTD.

May 22, 2026

Toronto Building
City of Toronto

Re: Demolition Permit Application – 26 & 28 Maxome Avenue

To Whom It May Concern,

Please accept this letter in support of our request for approval to demolish the existing residential dwellings located at 26 and 28 Maxome Avenue in advance of submitting replacement building permit applications.

Property Background

Following approval of a Committee of Adjustment application, the subject properties were severed into three new residential lots fronting onto Bishop Avenue, now municipally addressed as 207, 209, and 211 Bishop Avenue.

For clarity, 26 Maxome Avenue is owned by Winlock Development Ltd., while 28 Maxome Avenue is owned by Maxome Development Ltd. This demolition request is being submitted jointly as both properties form part of the same approved severance and future redevelopment project.

Existing Buildings

The subject properties currently contain two single detached residential dwellings, each consisting of one residential unit. Both buildings are vacant.

At 26 Maxome Avenue, hydro service remains connected, while the water and gas services have been disconnected. At 28 Maxome Avenue, hydro, water, and gas service remain connected.

Reason for Demolition

Due to the severance and resulting configuration of the lands, insurance coverage can no longer be maintained for the existing dwellings. We have been informed that insurers are unable to clearly assign liability while the existing homes remain in place.

As a result, the owners are exposed to uninsured liability associated with the vacant structures and ongoing site conditions. Permitting demolition to proceed in advance of the replacement building permit applications will mitigate risks, improve site safety, and allow the lands to be reasonably managed pending redevelopment.

We acknowledge the City's requirement that demolished residential structures be replaced within two years and confirm our intention to comply fully with this requirement.

Should you require any additional information, please do not hesitate to contact me.

Sincerely,



Johnny Tran

3. Photos: 28 Maxome Ave.



4. Photos: 26 Maxome Ave.

