

Residential Demolition Application- 18 and 20 Bentworth Avenue

Date: May 06, 2026
To: North York Community Council
From: Director & Deputy Chief Building Official, Toronto Building
Wards: Ward 8 (Eglinton-Lawrence)

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 City-wide residential demolition control under Article 3, Demolition Control, of Municipal Code Ch. 363, under the authority of Section 33 of the Planning Act, the applications for the demolition of two residential buildings at 18 and 20 Bentworth Avenue is being referred to North York Community Council to consider as a building permit has not been issued for a replacement building. This staff report is regarding a matter for which Community Council has delegated authority from City Council to make a final decision.

RECOMMENDATIONS

The Director & Deputy Chief Building Official, Toronto Building, recommends that the North York Community Council give consideration to the demolition applications for 18 and 20 Bentworth Avenue and decide to:

1. Refuse the applications to demolish the residential buildings because there is no permit to replace the building on the site; or,
2. Approve the applications to demolish the residential buildings without conditions; or

3. Approve the applications to demolish the residential buildings 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 489; 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

In February 2025, a demolition application was submitted to Toronto Building for the demolition of the residential buildings located at 18 and 20 Bentworth Avenue.

In support of the request for demolition, a letter has been provided by Dawson Wales Global Inc. and is attached here as attachment 3. The developer has indicated that the subject properties have been vacant for an extended period and are fully prepared for demolition. All required utility disconnections have been completed. Demolition is requested prior to issuance of the replacement building permit to meet CMHC funding requirements.

The Owner intends to redevelop the site. The redevelopment of the site includes a 10-storey apartment building containing 137 dwelling units with one level of underground parking garage.

The subject buildings are neither listed nor designated under the Ontario Heritage Act.

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

CONTACT

Sam Sarkhosh, P.Eng.
Plan Review Manager
City of Toronto
T: (416) 392-7576
E-mail: Sam.Sarkhosh@toronto.ca

SIGNATURE

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

ATTACHMENTS

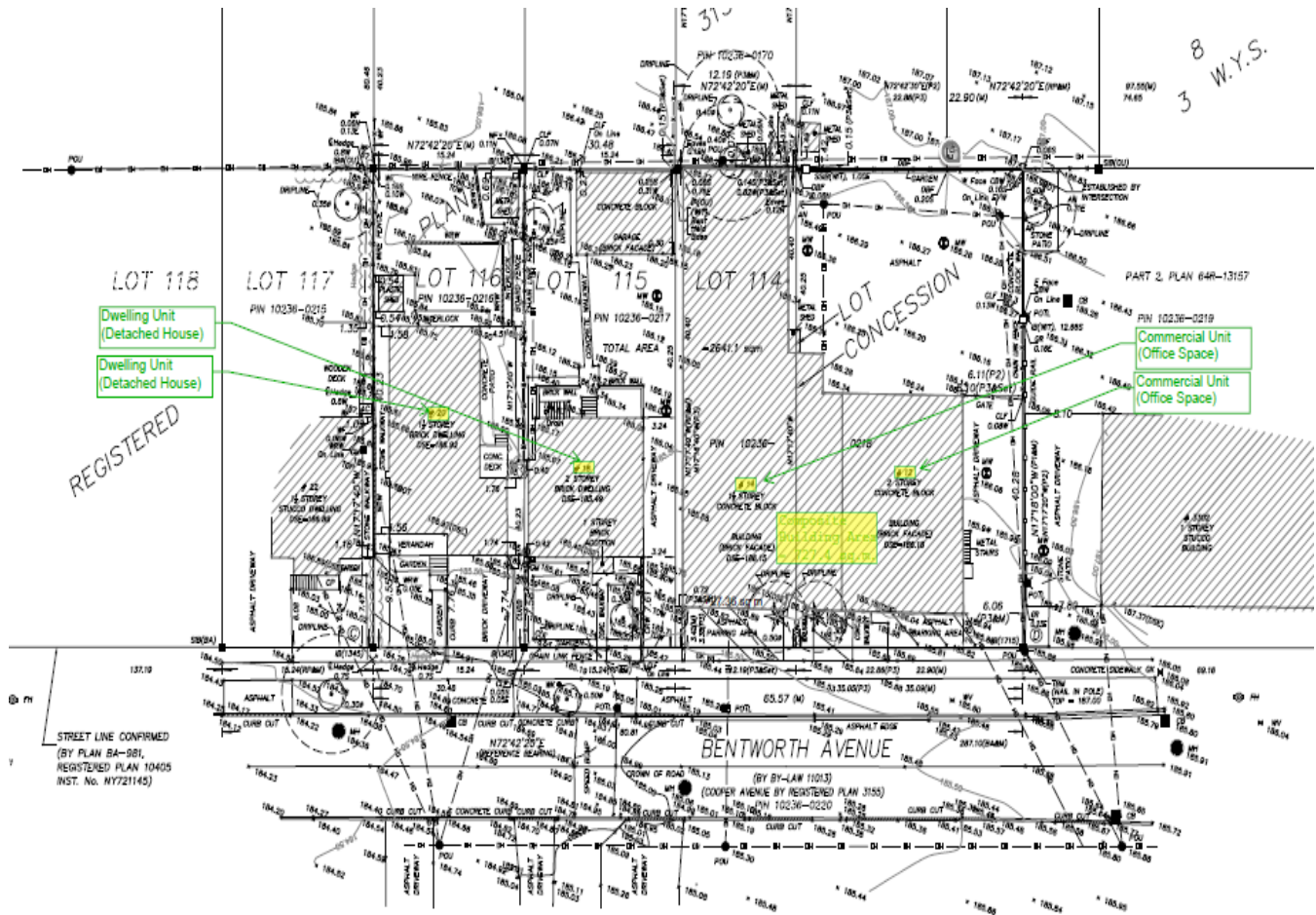
1. Google Map
2. Site Plan
3. Applicant's letter and photos

Attachments

1. Google Map



2. Site Plan



3. Applicant's Letter and photos



May 5th, 2026

Attn: Mr. Frank Stirpe
Director & Deputy Chief Building Official
Toronto Building
City of Toronto
Toronto, ON

Re: Request for Demolition Permit
12–20 Bentworth Avenue, Toronto
Building Permit Application No: 25-116405 BLD 00

Demolition Permit Application No: 25 115912 DEM 00
Site Plan Control Application No: 24 224540 NNY 08 SA
Zoning By-law Amendment Application No: 24 248822 NNY 08 OZ
CON 3 WY PT LOT 8 PLAN 3155 LOT 114 PT LOT 113
Ward 8 - Eglinton-Lawrence

Dear Mr. Stirpe,

Dawson Wales Global Inc. (the “Owner”) is proposing a purpose-built rental housing development at 12–20 Bentworth Avenue, comprising 122 market rental units and 15 affordable rental units.

On behalf of the Owner, I respectfully request that Toronto Building issue a Demolition Permit for the above-noted project based on the following considerations:

1. CMHC Funding Requirements

The Owner has successfully secured a Certificate of Insurance from the Canada Mortgage and Housing Corporation (CMHC) for the project's construction financing. As a condition of this funding, demolition of the existing structures and completion of any required environmental investigations confirming a clean site must occur as soon as possible. Failure to satisfy these requirements by May 26, 2026, would place the approved CMHC funding at significant risk.

2. Councillor Support and Timing Constraints

The local Councillor's office has expressed support for the project and is prepared to bring forward a motion to waive the rental replacement permit requirement. This motion, however, is contingent upon Toronto Building preparing an early demolition report in advance of the May 26 Council meeting.

3. Vacant Site Condition

The subject properties have been vacant for an extended period and are fully prepared for demolition. Recent photographs are included in Appendix 2 for reference.



4. Completion of Utility Disconnections

All required utility disconnections have been completed. Supporting documentation is provided in Appendix 3.

5. Contractor Readiness

The construction team at GCL Builds is fully prepared to mobilize and can commence demolition within three (3) business days of permit issuance. A supporting letter from the contractor is included in Appendix 4.

6. Status of Development Approvals

The Owner has made substantial progress in advancing all required planning and development approvals, including:

- Completion of three (3) Site Plan Application resubmissions, with the most recent submitted on May 4, 2026;
- Submission of Demolition Permit and Building Permit applications in March 2025 (with all applicable fees paid); and
- Receipt of conditional approval from the Committee of Adjustment in April 2026, with updated materials addressing those conditions submitted on May 4, 2026.

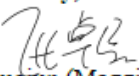
The Owner anticipates satisfying the Committee of Adjustment conditions within the coming weeks, followed by the removal of the Holding (“H”) provision.

Conclusion

In light of the above, the Owner respectfully requests that Toronto Building issue an early demolition report to enable the project to proceed with demolition in alignment with the CMHC funding timeline. Failure to meet these requirements would jeopardize the project’s financing and its ability to proceed.

Should you have any questions, please do not hesitate to contact me directly at [REDACTED].
Thank you for your consideration.

Sincerely,


Zhuojun (Maggie) Zhang
CEO
Dawson Wales Global Inc.



Appendix 1 CMHC COI

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CERTIFICATE OF INSURANCE # 18958216

2025-11-26

Canada Mortgage and Housing Corporation ("CMHC") is pleased to issue this Certificate of Insurance, which includes the Special Conditions attached hereto. This Certificate of Insurance, together with (i) the National Housing Act and any applicable regulation made thereunder ("NHA"), (ii) the CMHC Master Loan Insurance Policy ("MLIP"), and (iii) The Handbook for CMHC Approved Lenders (the "Handbook") (as each such document and legislation may be amended from time to time) collectively contain all of the terms and conditions related to CMHC's commitment to insure.

In addition to the terms defined in the NHA and the MLIP, and to the capitalized terms identified in bold or with quotations in this Certificate of Insurance, capitalized terms used as headings have the meaning set out where each capitalized term is first used in this Certificate of Insurance.

Table with columns for APPROVED LENDER, BORROWER(S), GUARANTOR(S), PROPERTY*, RANK OF SECURITY ON PROPERTY, INTEREST RATE, INITIAL LOAN TERM, AMORTIZATION PERIOD, FIRST ADVANCE DATE, FINAL ADVANCE DATE, Net Housing Loan Amount, Insurance Premium, Application Fee, and TOTAL HOUSING LOAN AMOUNT.



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18 Bentworth Ave North York, ON M6A 1P3





20 Bentworth Ave North York, ON M6A 1P3





