

## **Residential Demolition Application - 66 Dale Avenue**

**Date:** April 30, 2026  
**To:** Scarborough Community Council  
**From:** Deputy Chief Building Official and Director,  
Strategic & City-Wide Priorities, Toronto Building  
**Wards:** Ward 24, Scarborough-Guildwood

### **SUMMARY**

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This report is for a matter for which the Scarborough Community Council has the delegated authority to make a final decision.

In accordance with Residential Demolition Control, as specified under the City of Toronto Municipal Code, Chapter 363, Article 6 “Demolition Control” and pursuant to the authority of Section 33 of the Planning Act, the application for the demolition of a detached residential dwelling located at 66 Dale Avenue (Application No. 26 129776 DEM 00 DM) is being referred to the Scarborough Community Council.

Scarborough Community Council has the authority to either refuse or approve the demolition application, as well as add appropriate conditions to approvals.

The reason for this report is that a building permit has not yet been issued for a replacement building.

### **RECOMMENDATIONS**

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The Deputy Chief Building Official and Director of Strategic and Citywide Priorities recommends that the Scarborough Community Council consider the demolition application and decide to:

- 1) Refuse the application to demolish the existing detached residential dwelling at 66 Dale Avenue because there is no building permit issued to replace the existing buildings on the site; or
  
- 2) Approve the application to demolish the existing detached residential dwelling at 66 Dale Avenue without any conditions; or

3) Approve the application to demolish the existing detached residential dwelling at 66 Dale Avenue with the following conditions:

- a) That construction fences be erected in accordance with the provisions of the Toronto Municipal Code, Chapter 363, Article 7, if deemed appropriate by the Chief Building Official;
- b) The immediate removal of all debris and rubble after demolition;
- c) The laying of sod on the site and maintenance of the site free from garbage and weeds, in accordance with the Municipal Code Chapter 629-10, paragraph B and 629-11; and
- d) The backfilling of any holes on the property with clean fill.

## **FINANCIAL IMPACT**

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There are no financial impacts associated with this application.

## **DECISION HISTORY**

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There is no decision history for this property.

## **COMMENTS**

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On March 27, 2026, the owner, Community Affordable Housing Solutions (the Applicant), submitted a formal request for the demolition of the existing residential building located at 66 Dale Avenue. While the demolition application applies solely to 66 Dale Avenue, it is directly related to the 66–80 Dale Avenue affordable housing project, which includes a proposed redevelopment at the adjacent property municipally known as 80 Dale Avenue.

The properties at 66 and 80 Dale Avenue are linked through a Land Exchange Agreement with the City of Toronto. Under this agreement, the lands at 66 Dale Avenue are to be conveyed to the City and incorporated into the City's adjacent parkland parcel, while an equivalent portion of parkland is to be transferred to 80 Dale Avenue. This land exchange facilitates a more efficient and functional site plan for the proposed affordable housing redevelopment at 80 Dale Avenue.

The Applicant has advised that the Site Plan Application for 80 Dale Avenue has received informal approval from City Planning staff, and that the forthcoming resubmission will represent the final submission, requiring only minor administrative revisions. A Draft Site Plan Agreement is anticipated to be issued shortly.

As a condition of the Land Exchange Agreement, 66 Dale Avenue must be restored to “base park condition” and conveyed to the City prior to the issuance of a building permit for the redevelopment at 80 Dale Avenue. Achieving base park condition requires demolition of the existing building at 66 Dale Avenue, associated grading works, installation of basic park servicing (including water, storm, and hydro), and the installation of fencing and sod across the site.

While the design team is currently preparing the permit drawings required to undertake these works, the Applicant has indicated that this process will take several months. To maintain project momentum and align with critical milestones, the Applicant is requesting approval to proceed with demolition in advance of the issuance of a building permit for the redevelopment at 80 Dale Avenue.

The Applicant has further advised that the 66–80 Dale Avenue project has received time-sensitive funding commitments from both the City of Toronto and the Canada Mortgage and Housing Corporation (CMHC) to support the delivery of affordable housing. Early demolition of 66 Dale Avenue is identified as necessary to mitigate schedule risk, maintain compliance with funding requirements, and support the timely delivery of the affordable housing project.

The building located at 66 Dale Avenue is not listed or designated on the City of Toronto Heritage Register, and the site is not located within an area regulated by the Toronto and Region Conservation Authority.

## **CONTACT**

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Ted Van Vliet, Project Director  
Policy and Strategic Support, Toronto Building  
416-392-4235  
[Ted.VanVliet@toronto.ca](mailto:Ted.VanVliet@toronto.ca)

## **SIGNATURE**

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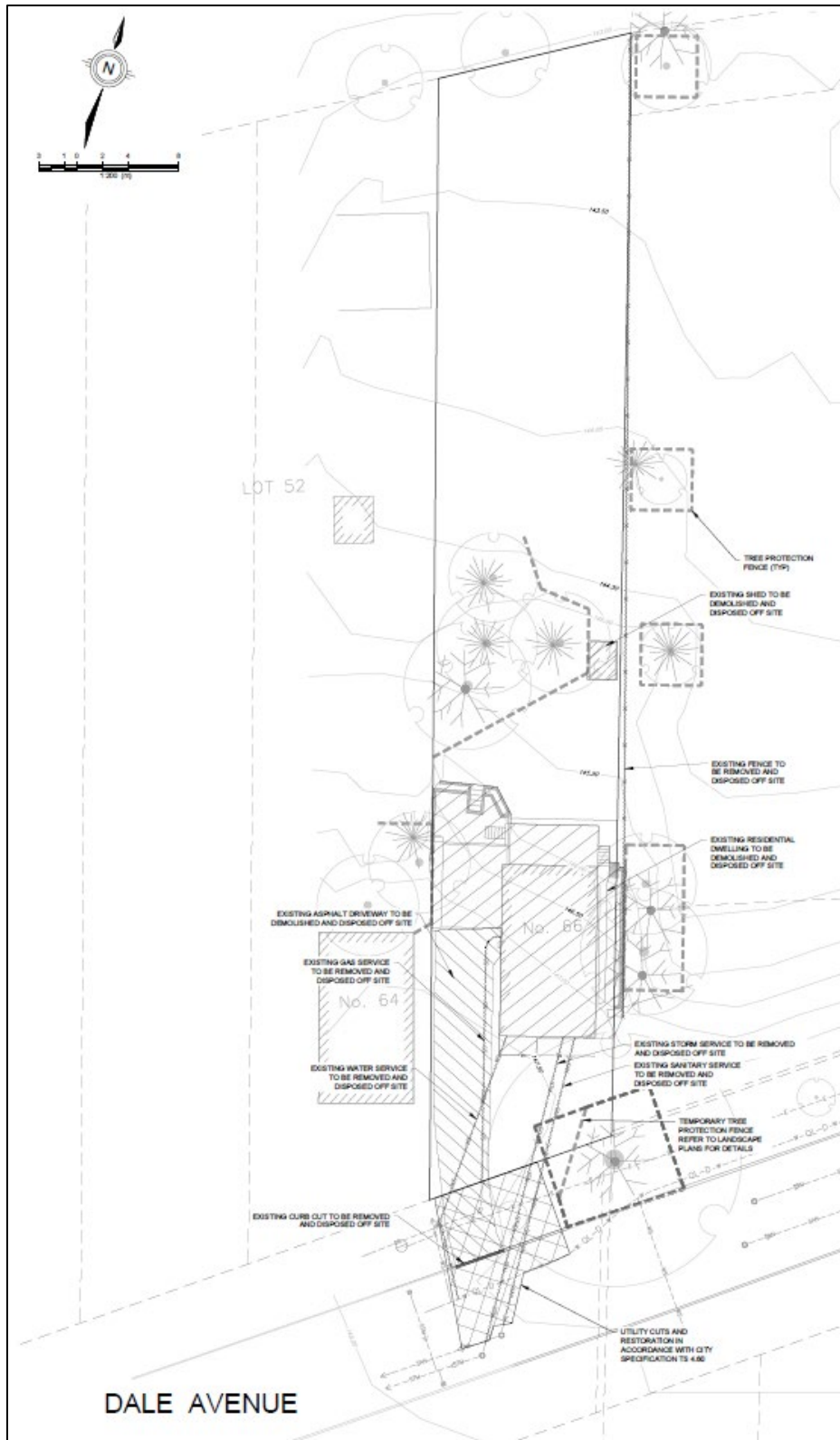
Natasha Barbini, Deputy Chief Building Official & Director  
Toronto Building and Strategic & City-Wide Priorities

## **ATTACHMENTS**

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1. Site Plan
2. Letter from Applicant
3. Site Photo from Google Streetview

# Attachment 1: Site Plan of 66 Dale Avenue



## Attachment 2: Letter from Owner

# CAHS Community Affordable Housing Solutions

200-877 Yonge Street, Toronto, Ontario, M4W 3M2

Date: March 27, 2026

To:

Ted Van Vliet

Project Director, Business Transformation

Development & Growth Services

City of Toronto

100 Queen Street West – City Hall & Nathan Phillips Square

Toronto, Ontario M5H 2N2

ted.vanvliet@toronto.ca

**Re: 66–80 Dale Avenue – Justification for Demolition Permit Timing**

Permit No.: 26 129776 DEM 00 DM

Dear Mr. Van Vliet,

This letter is submitted in support of the demolition permit application for the property municipally known as 66 Dale Avenue and to provide justification for the timing of the proposed demolition works as they relate to the broader 66–80 Dale Avenue affordable housing project.

The lands at 66 Dale Avenue are subject to a Land Exchange Agreement with the City of Toronto. The intent of this agreement is to add the 66 Dale lands to the west side of the City's existing parkland parcel, while transferring an equivalent portion of lands on the east side of the parkland parcel to the property known as 80 Dale Avenue. This land exchange enables a more efficient and functional site plan design for the redevelopment at 80 Dale Avenue.

For context, the Site Plan Application for 80 Dale Avenue has received informal approval from Planning staff, with confirmation that the upcoming submission will be the final submission requiring only minor administrative revisions. It is anticipated that a Draft Site Plan Agreement will be issued within approximately 30 days.

As a condition of the Land Exchange Agreement, 66 Dale Avenue must be brought to "base park condition" and title transferred to the City prior to the issuance of a building permit for 80 Dale Avenue. Achieving base park condition requires the demolition of the existing structure at 66 Dale Avenue, associated grading works, basic park servicing including water, storm, and hydro, and the installation of fencing and sod throughout the site.

While the design team is currently preparing the required permit drawings for these works, this process will take several months to complete. In order to maintain project momentum and align with critical milestones, the project team is seeking to undertake the demolition works at 66 Dale Avenue during this interim period.

The 66–80 Dale project has received significant funding commitments from both the City of Toronto and Canada Mortgage and Housing Corporation to deliver affordable housing at 80 Dale Avenue. These funding approvals are time sensitive, and the overall project schedule is advancing accordingly. Proceeding with demolition at this stage is necessary to mitigate

**CAHS**  
**Community Affordable Housing Solutions**

*200-877 Yonge Street, Toronto, Ontario, M4W 3M2*

schedule risk, maintain compliance with funding conditions, and support the timely delivery of affordable housing.

We appreciate the City's consideration of this demolition permit application. Should you require any additional information or clarification, please do not hesitate to contact the undersigned.

Sincerely,



Joshua Benard  
Community Affordable Housing Solutions

**Attachment 3: Site Photo of 66-88 Dale Avenue (from Google Streetview)**

