

Toronto and East York District
 Toronto City Hall
 100 Queen Street W
 Ground Floor
 Toronto, ON
 M5H 2N2
 416-392-7539

Etobicoke York District
 2 Civic Centre Court
 1st Floor
 Toronto, ON
 M9C 5A3
 416-394-8002

North York District
 North York Civic Centre
 5100 Yonge Street
 1st Floor
 Toronto, ON
 M2N 5V7
 416-395-7000

Scarborough District
 Scarborough Civic Centre
 150 Borough Drive
 3rd Floor
 Toronto, ON
 M1P 4N7
 416-396-7526



Toronto District Boundaries

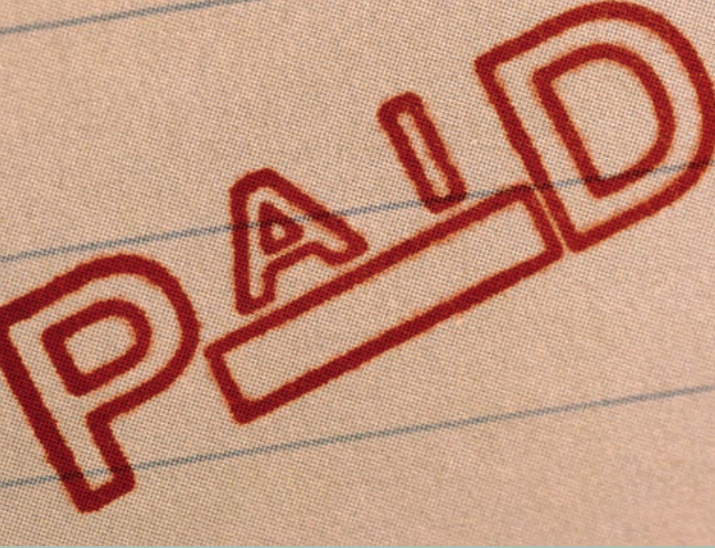
Visit our website at www.toronto.ca/building

Toronto Building brochures available

- Introduction to Building Permits
- Building Permit Requirements for Houses
- Building Permit Requirements for Small Residential Buildings
- Building Permit Requirements for Small Non-Residential Buildings
- Building Permit Requirements for Large or Complex Buildings
- Building Permit and Other Applicable Fees
- Building Permit Fees
- Residential FASTRACK Permit Service
- Commercial XPress Permit Service
- Construction Requirements and Guidelines
- When to Call for Inspections for Large or Complex Buildings
- When to Call for Inspections for Small Buildings and Houses
- Applying for Partial Occupancy of Unfinished Buildings
- Project Review Programs

HELP US PROTECT YOUR PRIVACY

Please DO NOT include any personal information on your Building Plans (e.g., the homeowner's name or phone number). Building Plans submitted for Permit are subject to disclosure in accordance with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).



2009 fees

Building Permit Fees for 2009

fees

2009 Building Permit Rates (A minimum fee of \$96.38 will be charged for all work.)

Building Classification	Service Index (SI) \$/m² unless otherwise indicated
A. CONSTRUCTION	
Group A - Assembly Occupancies	
All Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants (finished), Theatres, Arenas/Gymnasiums/Pools, etc.	\$24.10
Restaurants (shell)	\$20.17
Open Public Swimming Pools	\$6.48
Transit Stations, Subways, Bus Terminals	\$18.65
All other Group A Buildings	\$24.10
Group B - Institutional Occupancies	
Institutional, Hospitals, Nursing Homes, and other Group B Buildings	\$25.64
Group C - Residential Occupancies	
Residential Unit Fee (each new residential unit included in an application)	\$43.88/unit
Single Family Dwellings, Semis, Townhouses, Duplexes, Live/Work Units	\$14.46
Motels above two storeys and hotels	\$22.89
All other residential Occupancies	\$14.46
Group D - Business and Personal Service Occupancies	
Office Buildings (shell), all other Group D Buildings (shell)	\$15.15
Office Buildings (finished), Banks, Medical Clinics, Fire Halls and all other Group D Buildings (finished)	\$19.05

Building Classification	Service Index (SI) \$/m² unless otherwise indicated
A. CONSTRUCTION (cont'd)	
Group E - Mercantile Occupancies	
Mercantile Occupancies, Retail Stores (shell)	\$12.28
Retail Stores (finished), Department Stores, Supermarkets and all other Group E Buildings (finished)	\$16.18
Group F - Industrial Occupancies	
Industrial Buildings, Warehouses, Self-Storage Buildings (shell less than 7 500 m ²)	\$9.64
Industrial Buildings (finished, less than 7 500 m ²)	\$13.25
Industrial Buildings, Warehouses, Self-Storage Buildings (shell greater than 7 500 m ²)	\$7.80
Industrial Buildings (finished, greater than 7 500 m ²)	\$11.70
Gas Stations, Car Washes	\$12.05
Parking Garages (Underground, Open Air)	\$6.31
All other Group F Buildings	\$13.25
B. ALTERATIONS AND RENOVATIONS	
Interior alterations (partitions, finishings, etc.)	
Group A, B and D	\$3.90/square metre
Group C, E and F	\$3.61/square metre

For a complete listing of Building Permit and Other Applicable Fees or for more information, please refer to the fee section of our website, or ask one of our Customer Service Staff.

Fees may be paid by cash, cheque, debit card, Visa or MasterCard. Payment by Visa and MasterCard is limited to a maximum of \$20,000.00. Any balance of payment may be paid by cash, cheque, debit card. Payment by personal or company cheque that is less than \$2,000.00 must be certified.

Pre-Application Applicable Law (PAL) Review

The fee for the PAL Review is 25% of the estimated Building Permit fee. (The fee for a Building Permit application will be reduced by the amount of fee paid for a PAL Review provided the application is for the same proposal and made within one (1) year of the date of the issuance of the Notice of Compliance.)

Preliminary Project Review (PPR)

The fees for the PPR program are as follows:

Type of Request Per Registered Lot	Fee Per Request (non-refundable)
Accessory residential buildings and structures, e.g. garages, porches, balconies, and additions less than 10m ²	\$75.00
New Houses (Single and Semi-Detached)	\$175.00
New buildings, additions and conversions where the construction cost is less than \$1 million, other than houses	\$250.00
New buildings, additions and conversions where the construction cost is \$1 million or more, other than houses	\$500.00
All other proposals not described	\$125.00

Fees for Common Planning Applications

Minor Variance under Section 45 of the Planning Act

Clear title (i.e., no construction involved)	\$509.89
Additions and alterations to existing dwellings with three units or less	\$679.86
Residential dwellings with 3 units or less	\$1,529.69
All other residential, commercial, industrial or institutional uses	\$1,980.80
"After the fact" variances	double the regular fee

Consent under Section 50(3) of the Planning Act

Base fee for severing one lot into two, or establishing a new easement	\$2,379.51
Fee for each additional lot created	\$1,529.69
Validation of title, clear title, leases, mortgage discharge, lot additions, re-establishing easements	\$1,189.75