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

Visit our website at www.toronto.ca/building

Toronto District Boundaries

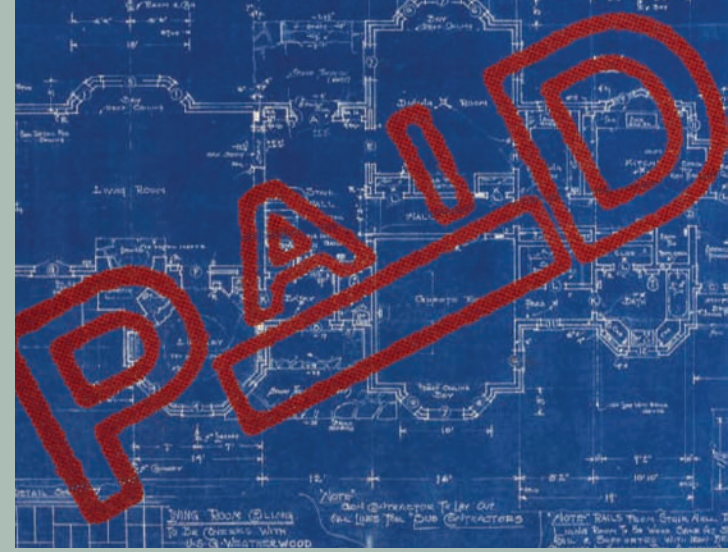
Toronto Building brochures available

- 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).



other fees

Building Permit and Other Applicable Fees

fees

Building Permit Fees

Building permit fees pay for the intake and review your plans for compliance with the Ontario Building Code, local Zoning Bylaws, and all Applicable Laws. These fees also pay the cost of all mandatory building inspections.

No permit will be issued until all fees are paid except that if fees are greater than \$20,000 and the required deposit has been paid, a part permit for excavation and shoring may be issued.

How Building Permit Fees are calculated

Building permit fees are calculated based on the formula below unless otherwise specified:

$$\text{Permit fee} = \text{SI} \times \text{A}$$

Where;

SI = Service Index for classification of proposed work

A = Floor area in m² of work involved

For Service Indexes and Current Fees, visit our website at www.toronto.ca/building, or ask Toronto Building staff.

Instructions for Calculating Building Permit Fees

- The floor area of the proposed work is measured to the outer face of exterior walls and to the centre line of party walls or demising walls.
- For interior alterations or renovations, the area of proposed work is the actual space receiving the work.
- Mechanical penthouses and floors, mezzanines, lofts, habitable attics, and balconies are to be included in all floor area calculations.
- Except for interconnected floor spaces, no deductions are made for openings within the floor area.
- Unfinished basements and attached garages for single detached, semi-detached, duplex and townhouse dwellings are not included in the floor area.

- Fireplaces, porches, decks etc. are included in the permit fee for single detached, semi-detached, duplex and townhouse dwellings.
- Where demolition of partitions or alteration to existing ceilings is a part of an alteration or renovations permit, no additional charge is applicable.
- Corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major classification for the floor area on which they are located.

Refunds for Building Permit Fees

Refunds shall be calculated in accordance with the refund schedule in effect at the time the refund request is made. Ask a Customer Service Representative for details.

All requests for refunds must be made to the Chief Building Official in writing within one year of the abandonment of an application, withdrawal of permit, refusal to issue a permit, or a request to revoke a permit.

Development Charges and Education Development Charges

If you are building a new house on a vacant lot; a new lot created by severance or consent; or, expanding a non-residential building, your construction will likely be subject to Development Charges and Education Development Charges.

Development Charges

Development Charges are charges imposed by the City of Toronto used to fund growth-related capital costs. Development Charges assist in funding the following services: Childcare, Fire Facilities, Shelters and Housing, Police, Emergency Medical Services, Roads, Parks and Recreation, Transit, Urban Development Services, Sanitary Sewers, Development Related Studies, Water, Library, and Storm Water Management.

Education Development Charges

The Education Act enables a district school board to pass bylaws for the imposition of Education Development

Charges against land if there is residential or other development in its area of jurisdiction that would increase education land costs. The Toronto Catholic District School Board has determined that the development of land in the City of Toronto increases education land costs and has imposed a Development Charge to cover those costs.

Other Fees and Charges

Parks Levies

In new developments or redevelopments, developers and builders will be required to either set aside a certain amount of land for parkland (parkland dedication) or alternatively they pay cash-in-lieu of parkland dedication. When they pay the fee in lieu of parkland dedication, the fee is called a Parks Levy Fee.

Parks Levy Fees are a percentage of the market value of the development lands. (The Real Estate Unit of Facilities and Real Estate does the appraisal to determine the market value and the fee payable. There is also a fee for the appraisal.) These fees are paid prior to the issuance of the first building permit.

Municipal Road Damage Deposit

Construction often involves moving machinery and materials on and off of a property. This can have damaging impacts on the roads and sidewalks in the city. To address this issue, the City of Toronto requires construction projects to provide a Municipal Road Damage Deposit. This deposit will be retained for the duration of a project's construction period. Securing the deposit enables restitution of any damages to the transportation infrastructure that may result from construction activity.

A final inspection of the road and sidewalk will determine the amount of the deposit that will be refunded to the property owner (less an administration fee) once construction has been completed. This deposit is collected by Toronto Building on behalf of the City of Toronto Transportation Services Division.

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