

Authority: Urban Environment and Development Committee Report No. 3, Clause No. 3,
as amended and adopted by City of Toronto Council on March 2, 3 and 4, 1999
Enacted by Council: March 4, 1999

CITY OF TORONTO

BY-LAW No. 87-1999

**To designate the area formerly known as the City of Scarborough
as an area of demolition control under section 33 of the Planning Act
and to authorize the Chief Building Official to issue certain residential demolition permits.**

WHEREAS under section 33 of the Planning Act, R.S.O. 1990, as amended, when a by-law respecting standards for maintenance and occupancy of property is in force in the municipality, Council may by by-law designate any area within the municipality to which the standards and maintenance occupancy by-law applies as an area of demolition control; and

WHEREAS under subsection 2(7) of the City of Toronto Act, 1997 (No. 1), the maintenance and property standards by-laws of the former Cities of Etobicoke, North York, Scarborough, Toronto and York and the former Borough of East York continue to apply to the part of the urban area to which they applied before the coming into force of section 28 of that Act; and

WHEREAS By-law No.20483, being “a by-law prescribing standards for the maintenance and occupancy of property.”, as amended, of the former City of Scarborough, applies to the area of the City of Toronto comprising the whole of the former City of Scarborough;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The area of the City formerly known as the City of Scarborough, as delineated by a heavy line on the map in Schedule A at the end of this by-law, is designated as an area of demolition control.

2. (1) The Chief Building Official is authorized to issue, without conditions unless subsection (2) applies, on behalf of Council, demolition permits for parts of residential properties in the area described in section 1, where the application to demolish falls within the following categories:

- (a) demolition incidental to interior or exterior alterations, or both, or additions to a residential property for the same use;
- (b) demolition incidental to alterations or additions, or both, to existing commercial portions of a residential property; or
- (c) demolition of a residential property with less than six (6) dwelling units.

(2) If the application is for the demolition of a residential property with less than six (6) dwelling units where a building permit has been issued to erect a new building on the site of the residential property sought to be demolished, the permit shall be issued subject to the following conditions:

- (a) that the applicant for the permit construct and substantially complete the new building to be erected on the site of the residential property to be demolished not later than two (2) years from the day demolition of the existing residential property is commenced; and
- (b) that on failure to complete the new building within the two year period specified in clause(2)(a), the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000.) for each dwelling unit contained in the residential property in respect of which the demolition permit is issued and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued.

ENACTED AND PASSED this 4th day of March, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE A

