
City Council

MM27.9	ACTION			Ward: All
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Investigating Expiry Dates for Building Permits - by Councillor Paul Ainslie, seconded by Councillor Brad Bradford

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Planning and Housing Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Paul Ainslie, seconded by Councillor Brad Bradford, recommends that:

1. City Council request the Chief Building Official and Executive Director, Toronto Building, in consultation with the Executive Director, Municipal Licensing and Standards, to communicate with the Province of Ontario to review implementing expiry dates on building permits across the City of Toronto and to report back to the Planning and Housing Committee in the second quarter of 2021.

Summary

Building Permits do not have expiration dates. The lack of an expiry date can raise issues if a site remains under construction for a long period of time. Specifically, when the property is within a residential community or on a main avenue creating at times the possibility for a dangerous environment and visual pollution disturbing the aesthetic nature of the community.

Building permits are governed under the Building Code Act, 1992, Province of Ontario, which states that:

The [Building Code Act, 1992](#) (BCA) lays out the legislative framework governing the construction, renovation, demolition and change of use of buildings in Ontario. The Building Code is a regulation made under the Building Code Act. It sets out technical and administrative requirements..... Under the Building Code Act, municipalities are responsible for the enforcement of the Act and the Building Code within their jurisdiction.

It would be a useful exercise to communicate with the Province of Ontario on the merits of introducing expiry dates on building permits to address issues with long standing construction, renovation, change of use or demolition sites.

The lack of expiration dates for building permits has enabled some projects to drag on for several months or years. Currently, the only requirement allows the builder/contractor/applicant

to prove they are doing some type of work to advance the project, which can be as simple as putting nails into a piece of wood, the building permit never expires.

A review is required to determine the feasibility of implementing expiry dates on building permits.

Background Information (City Council)

Member Motion MM27.9