

# Demolition Permit Optimization

## Public Hearing



January 22, 2026



The report recommends changes to the Zoning and Development By-law to allow some demolitions to occur sooner.

Sooner demolition on eligible projects will help to reduce carrying costs for developers, reduce the number of vacant, unsafe buildings, and will improve administrative efficiency.

Currently the Zoning and Development By-law limits the issuance of a demolition permit until related Development and Building permits are ready for issuance.

This means that there may be a delay in demolition where the building could be removed but the applicant is obliged to wait for their Building permit to be issuable.

Development sites with vacated buildings often seek “early” demolition of those buildings, in order to reduce life safety risks and eliminate additional security costs. Under the current bylaws we are unable to accommodate these requests.

## *INCREASED COST*

Delays in demolition of vacated properties **extend project timelines** and increase carrying costs

## *PUBLIC SAFETY*

Under the 'simultaneous issuance' rule, vacated properties between tenancy and demolition face **risks of vandalism and fire**

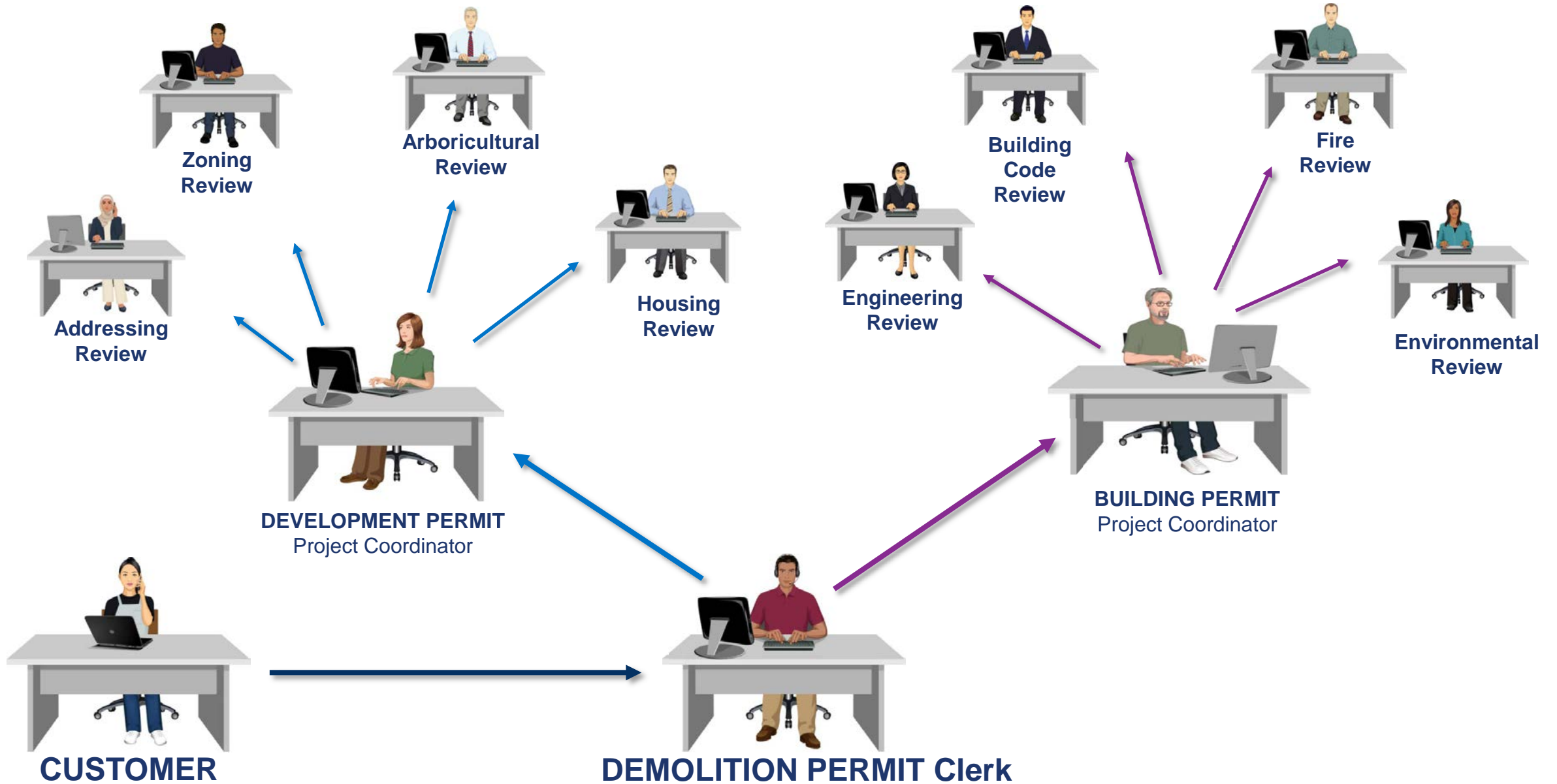
## *INEFFICIENCY*

To meet 'simultaneous issuance' requirements, staff must **coordinate across multiple permit review groups** before issuing demolition permits

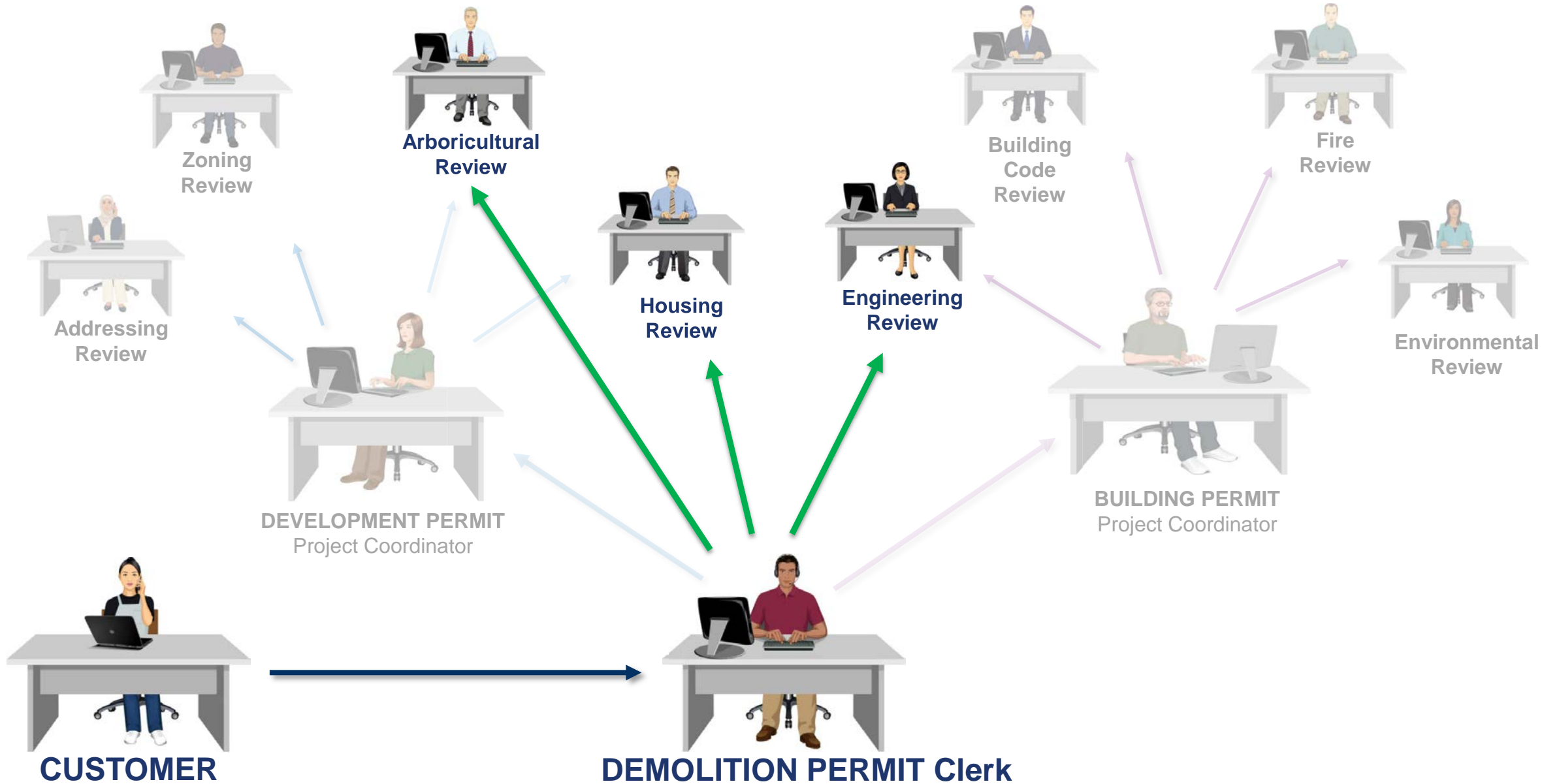


- Earlier demolition will help to prevent undemolished buildings from becoming safety concerns
- Over half of the approximately 300 complaints about vacated buildings received between 2022 and 2025 were for buildings that were already in the process of obtaining permits for redevelopment
- Under proposed By-law changes many of these projects would be eligible for sooner demolition

# Demolition Permit Process



# Demolition Permit Process



## Policies that exist to support renters will not be changed

- Residential Tenancy Act (RTA)
  - Provincial legislation on legal rights and responsibilities for landlords and tenants
  - Requires 4 month notice to end tenancy for demolitions
- Rental Housing Stock Official Development Plan (RHS ODP)
  - Regulations protecting existing rental housing stock
  - Requires rental replacement in RM, FM, C-2 and CD-1 zones
- Tenant Relocation and Protection Policy (TRPP)
  - Council-approved policy indicating how renters are protected during rezoning and development
  - Applies citywide with additional protections provided in certain areas

Proposed amendments to the Zoning and Development By-law will facilitate the timely issuance of demolition permits while still preserving rental protections.

## **For projects where rental housing stock and tenant protections apply**

Demolition permit may be released sooner than is currently possible, upon successful implementation of a Tenant Relocation Plan and consideration of the Rental Housing Stock Official Development Plan

## **For projects where rental housing stock and tenant protections do not apply**

Simultaneous issuance requirements are dropped (noting that renters are otherwise protected by Residential Tenancy Act)

## Summary of Amendments to Section 4 and Section 10 of the Zoning and Development By-law:

- **Amend** permit sequencing requirements
- **Add** a section that gives the Director of Planning discretion to vary permit sequencing for certain residential rental demolitions
- **Remove** requirements to have simultaneous issuance of Development, Building and Demolition permits for R1-1 non-rental residential buildings

Council approve the Zoning and Development By-law amendments that will streamline permit processing toward improvements in cost, safety, and efficiency outcomes.