



POLICY SECTION: REAL PROPERTY

SUB-SECTION:

POLICY NAME: DEMOLITION

POLICY NO: R. 02

Date Approved: June 19, 1986 - Board	Date of Next Review: May 2022	Dates of Amendments: May 18 2017
Cross References: <i>Amending and Consolidating: R.02 Demolition of Existing Buildings and Portables, R. 03 Demolition of Purchased Real Property</i>		

Purpose:

The purpose of this policy is intended to provide guidance to the Board with respect to demolition of existing buildings, portables, and purchased Real Property.

Scope and Responsibility:

This policy applies to all school sites and other TCDSB property. The Director of Education is responsible for this property with the support of Facilities and Development Services.

Alignment with MYSP:

Strengthening Public Confidence

Providing Stewardship of Resources

Policy:

The TCDSB is committed to ensuring demolition of school sites and other TCDSB property is developed in accordance with relevant legislation and in conjunction with the plans of municipal councils, other school boards and other authorities to achieve maximum safety and service to the community.



POLICY SECTION: REAL PROPERTY

SUB-SECTION:

POLICY NAME: DEMOLITION

POLICY NO: R. 02

Regulations:

1. Demolition of Existing Buildings and Portables:

- a. An existing building or portable which are no longer required for education purposes and cannot be sold, shall be demolished.
- b. MET **Ministry of Education** approval to abandon the school facility(ies), other than single portables, will be obtained prior to tendering for demolition.
- c. **If non-operational facilities cannot be sold, leased, subject to a rebuild, and are not needed as a core hold after its acquisition, it will be reviewed annually to evaluate the need to demolish – subject to Board approval, available funding, and receipt of demolition permit.**
- d. **Hazards, including designated substances must be investigated and disclosed prior to demolition.**
- e. The school or portable accommodation facility(ies) will be tendered for sale and/or demolition in accordance with **Ministry of Education** regulations.
- f. Demolition **process shall be done in accordance with will follow all Board, MET Ministry of Education, and jurisdictional requirements and legislation.**
- g. **Board staff are free to salvage any building components where designated substances are not involved, prior to the bidding contractor mandatory site visit.**
- h. **Where possible, Board staff will find the most economical way to remove, or demolish portables over the age of 20 that are prohibitive to repair.**

POLICY SECTION: REAL PROPERTY

SUB-SECTION:

POLICY NAME: DEMOLITION

POLICY NO: R. 02

2. Demolition of Purchased Real Property:

- a. All buildings acquired by the TCDSB with the intent to demolish, shall be demolished as soon as the land can be used for ~~the purpose for which it was purchased~~ **its intended** purpose.
- b. Pending the demolition of vacant buildings, **the site will be temporarily fenced, and if required**, all basement, main floor windows, and doors shall be boarded up. **No trespassing signs will be placed on site** immediately upon vacancy of all such properties.
- c. Where the site will be used immediately for school purposes, tenders shall be called for the demolition of buildings ~~upon~~ **after** acquisition of the property, subject to a Demolition Permit. ~~approval by the municipality.~~
- d. Buildings on sites which cannot be used immediately for school purposes, ~~may be rented according to~~ **will be referred to lease in accordance with Board policy.**

Evaluation and Metrics:

The effectiveness of the policy will be determined by measuring the following:

Facilities and Development Services will continue to monitor and review the policy to ensure compliance with current Statutory and Regulatory requirements with respect to Demolition.
