



POLICY SECTION: REAL PROPERTY

SUB-SECTION:

POLICY NAME: DEMOLITION

POLICY NO: R. 02

Date Approved: June 19, 1986 - Board	Date of Next Review: November 2022	Dates of Amendments: November 16, 2017
Cross References: <i>Amending and Consolidating:</i> <i>R.02 Demolition of Existing Buildings and Portables and</i> <i>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.



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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. 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, 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 will follow all Board, 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 for use in schools or other Board related facilities.
- 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.



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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 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; Where applicable and as directed by the Board, appropriate signage announcing future use of site will also be posted.
- c. Where the site will be used immediately for school purposes, tenders shall be called for the demolition of buildings after acquisition of the property, subject to a Demolition Permit.



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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. An annual report will be brought to Board if required to ensure compliance with current Statutory and Regulatory requirements with respect to Demolition.