

February 11, 2010

Chair and Members
Planning and Growth Management Committee

Dear Chair and Members

Re: Understanding and Managing Construction Impacts of Redevelopment

Summary

The Planning Act of Ontario, the Ontario Building Code, the City of Toronto Act and the City's Municipal Code all provide regulations and processes that assist in managing development and construction.

Despite this regulatory framework, in many areas where significant redevelopment is underway, there are gaps in areas of jurisdiction, public notice requirements and enforcement capacity which undermine the public interest. The key areas of concern include noise, hours of work, dust and debris, access and queuing of vehicles. What might resolve these concerns is a review of the construction standards imposed on new development in particular in residential areas under intensification.

Recommendations

That the Chief Planner in consultation with the Chief Building Official, the Executive Director of Municipal Licensing and Standards, the General Manager of Transportation Services, the City Solicitor and the City Clerk, report back to the June 16, 2010 Planning and Growth Management Committee meeting on the feasibility of introducing:

1. A "Construction Impact Statement" in all rezoning and Official Plan Amendment reports from staff to Council;
2. Mechanisms to require monitoring of construction sites to ensure compliance with the noise by-law and vibration control by-law; and
3. Options for requiring construction mitigation/management plans as part of the approval process, either through Site Plan, rezoning and/or minor variance processes.

Sincerely,



Adam Vaughan

