



Councillor



Jaye ROBINSON

WARD 25 • DON VALLEY WEST

June 5, 2014

Planning and Growth Management Committee
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Re: Residential Infill Construction Sites - Improving our Response

Dear Chair and Committee Members,

Residential infill construction can be disruptive, especially for immediate neighbours and nearby homes.

The problems are often complex and multifaceted, from improper shoring and fencing to noise and site safety issues to impassable streets and sidewalks. The most disruptive sites often have multiple, repeated violations over the course of construction.

The recommendations below ask for a report to improve and streamline the city's response to problem residential infill construction sites, including the feasibility of identifying a single lead to better coordinate the city's response and requiring key information to be posted on hoarding boards.

The recommendations also ask for improvements to the city's response to infill residential buildings that are not built according to approved plans or permissions. As it stands, discrepancies are often noticed too late in the construction timeline to be resolved.

Continued...

Your consideration is greatly appreciated.

Warm regards,

A handwritten signature in black ink that reads "Jaye Robinson". The signature is fluid and cursive, with the first name "Jaye" and last name "Robinson" clearly legible.

Jaye Robinson
City Councillor
Ward 25 – Don Valley West

RECOMMENDATION

The Planning and Growth Management Committee:

1. Direct the Chief Building Official and Executive Director, Toronto Building, in consultation with other city staff, as appropriate, to report in the first quarter of 2015 to the Planning and Growth Management Committee on a strategy to deal with problem construction sites (i.e., construction sites that cause repeated nuisance issues related to parking, noise, dust, debris, safety etc.), such report to include consideration of, among other things:
 - a. Identifying a single city staff lead to liaise with concerned parties and coordinate an interdivisional response; and,
 - b. Effective enforcement measures to ensure compliance with applicable legislation and all relevant city by-laws and policies.
2. Direct the Chief Building Official and Executive Director, Toronto Building, to report in the first quarter of 2015 to the Planning and Growth Management Committee on the feasibility of requiring key information to be posted on hoarding boards, including the times that construction is permitted, parking permissions, contact information, tree protection requirements and other site safety details relevant to the immediate neighbourhood.
3. Direct the Chief Building Official and Executive Director, Toronto Building, to consult with the Director, 311 Toronto, to ensure that construction site-related 311 service requests are forwarded to the appropriate city division for action.
4. Direct the Chief Building Official and Executive Director, Toronto Building, in consultation with other city staff, as appropriate, to report in the first quarter of 2015 to the Planning and Growth Management Committee on a strategy to effectively deal with buildings, particularly infill residential buildings, that are not built according to approved plans or permissions.