

PG29.1

# Strategy for Minimizing the Negative Impacts of Residential Infill Construction Activity – Update

Will Johnston, P.Eng.

Chief Building Official and Executive Director, Toronto Building  
Planning and Growth Management Committee Meeting

May 1, 2018





# Agenda

- Background
- Update on Key Action Items
- Infill Construction Public Notice

# What Is Residential Infill?



# Background

The public sometimes faced confusion when they sought assistance from the City

The City was lacking a cooperative framework for information sharing, issue monitoring and developing an effective response

Develop a more pro-active approach to residential infill construction issues



# Residential Infill Strategy

## Improved Complaint Management

Dedicated Enforcement Unit

Inter-Divisional Working Group

Targeted Inspection and Enforcement

As-Built Surveys

## Improved Communication with Residents

Dedicated Infill Website

Permit Application and Inspection Status Page

Good Neighbour Guide

Public Information Notice

## Encourage Good Construction Practices

Introductory Building Inspection

Strengthened Zoning Knowledge  
Improved Verification

Use of Tickets

Dust Control

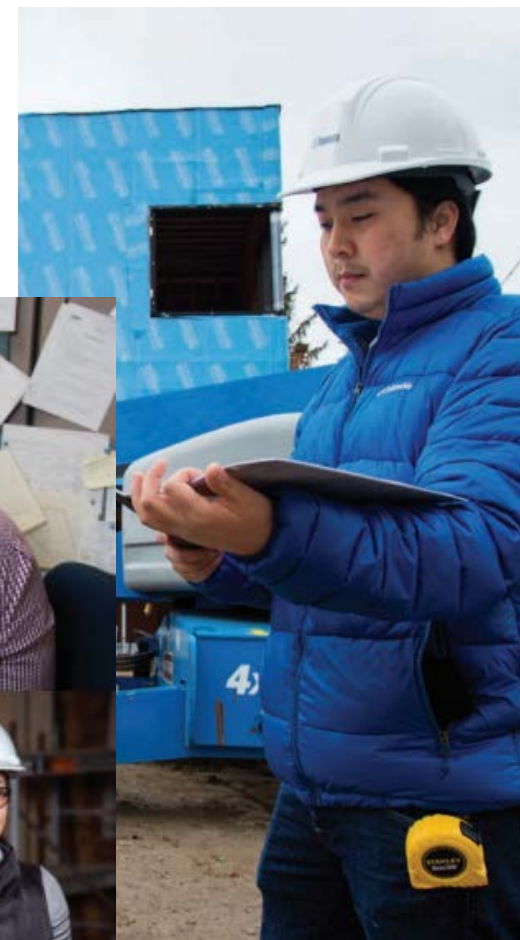


# Work To Date

Status Update on Action Items

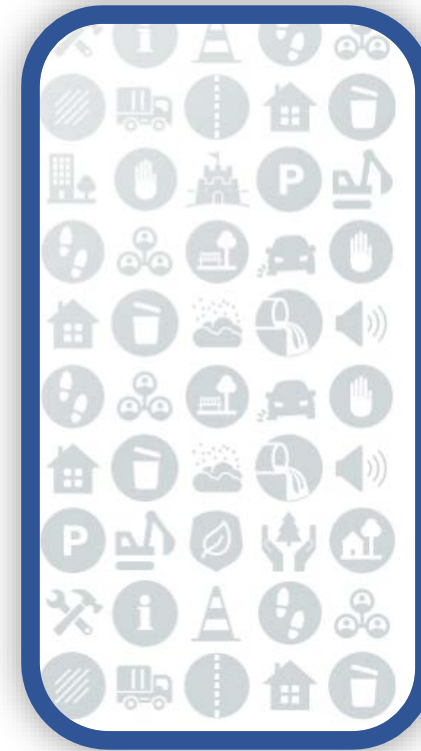
# Dedicated Enforcement Unit

- City-wide support for the residential infill strategy
- Staff: Manager, Senior Inspector, nine Inspectors
- Part of work is addressing dormant files
  - 40,000 open permits closed City-wide
- 1600 site visits by the end of 2017



# Interdivisional Working Group

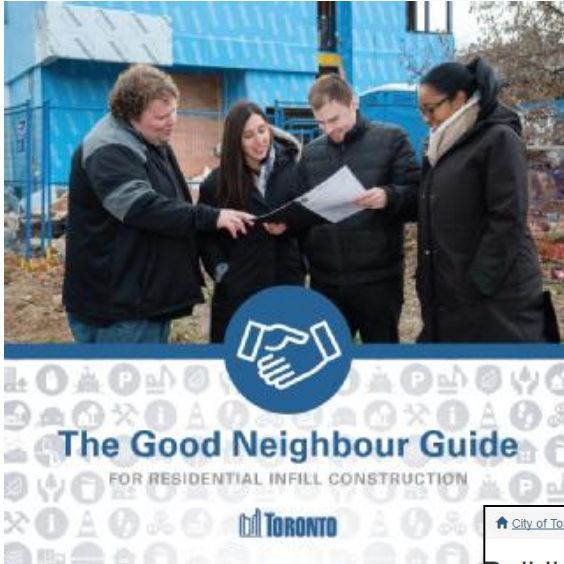
- Toronto Building (Lead)
- 311
- City Planning
- Engineering & Construction Services
- Environment & Energy
- Legal Services
- Municipal Licensing & Standards
- Solid Waste Management
- Parks, Forestry & Recreation
- Toronto Fire Services
- Toronto Public Health
- Toronto Water
- Transportation Services



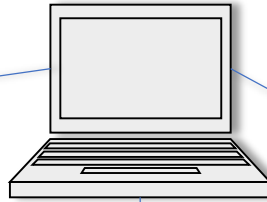
**Complaint Management System &  
Targeted Inspection and Enforcement Program**



# Improving Communication



[www.toronto.ca/infill](http://www.toronto.ca/infill)



City of Toronto / Building Permit Status Search

### Building Permit Status

Application#:

Address:

### Inspection Status

**Status of Mandatory Inspection**

Please note this lists all mandatory inspection stages which may be applicable to the permit type. Some may not apply to this particular project and will be marked as "not applicable" by the inspector as the project progresses; once marked it will be removed from the list.

Inspection Stage	Status	Date
Excavation/Shoring	Passed	Jul 24, 2017
Footings/Foundations	Passed	Dec 13, 2017
Structural Framing	Not Passed	Mar 1, 2018
Insulation/Vapour Barrier	Outstanding	
Interior Final Inspection	Outstanding	
Exterior Final Inspection	Outstanding	
Occupancy	Outstanding	

**Status of Orders Issued**

Order	Status	Date Issued	Date Resolved
Order to Comply Generic	Resolved	Jun 17, 2016	Aug 24, 2016
Order to Remedy Unsafe Building	Resolved	Aug 12, 2016	Dec 11, 2017
Order to Comply Not To Plans	Resolved	Apr 28, 2017	Jul 21, 2017
Order Not to Cover	Resolved	May 18, 2017	Jul 21, 2017
Order Requiring Tests and Samples	Resolved	Jun 8, 2017	Jul 4, 2017

# Encouraging Good Construction Practices

- Additional zoning training for all Inspectors
  - Identify potential concerns early in construction process
- Improved verification of construction in compliance with approved plans
- Increased use of ticketing as an enforcement tool



# Introductory Inspection

1. Educates permit holders/owners/contractors of their responsibilities and identifies expectations and obligations from other program areas in the City
  - Explains enforcement actions should they not meet their divisional obligations.
  - Potentially mitigates the need for enforcement action from other divisions.
2. Encourages project completion and Final Inspections request to clear all open permits.





# Residential Infill Construction Information Notice

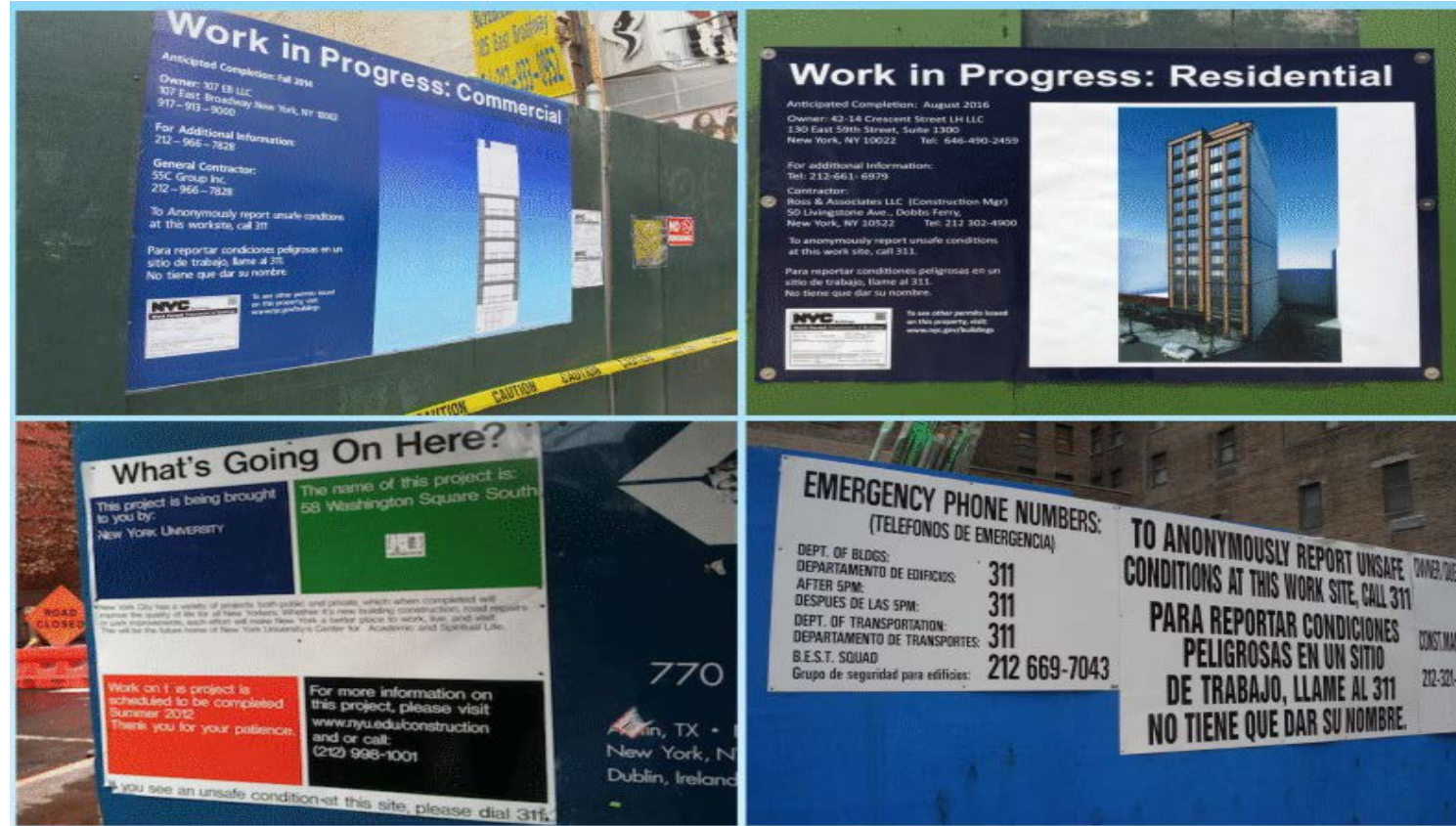
- Purpose
- Jurisdictional Scan
- Proposed Requirements
- Design

# Purpose:

- Provide the public with clear, accessible and useful information that allows the public to:
  - Address and resolve issues early
  - Know where to go when escalation is required
  - Use the notice as a “Gateway” to City’s real time information on enforcement and inspection status
- Fosters clarity about rules and supports good construction practices for infill construction
- Not intended to regulate or delay construction
  - By-law under the City of Toronto Act, not the Building Code Act



# New York City



# Edmonton

**APPROVED DEVELOPMENT PERMIT**

# 12345-678 STREET NW



## **BUILDING TYPE**

Single family detached home

## **CONTACT**

Contractor Name  
(780) XXX-XXXX  
name@company.ca

Applicant Name  
(780) XXX-XXXX  
name@company.ca

## **MORE INFORMATION**

Call 311  
City File # 123456789-001

## **APPROVED BY**

The City of Edmonton



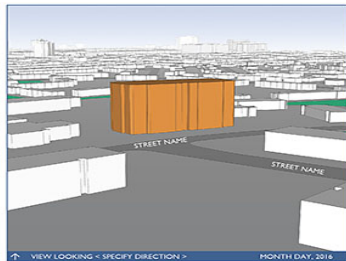
Source: [www.edmonton.ca](http://www.edmonton.ca)



# Toronto



# Notice



The above image represents the applicant's proposal as submitted and may change. This rendering was illustrated using the City of Toronto's 3D Housing Model which approximates building envelopes and represents them as "digital" housing. The digital housing model averages the building's exterior and renders it as a simplified block. As a result, angular roofs may be shown as flat planes at the highest point of measurement above the established grade. The 3D Housing Model is available for free at: [www.toronto.ca/ipcm](http://www.toronto.ca/ipcm)

## A change has been proposed for this site.

A Development Application has been submitted to amend the Official Plan and Zoning By-law to allow a residential mixed-use building with retail.

### Proposal summary:



XXX Density  
XX Storeroys  
XX metres



XXX Residential Units  
XXX m<sup>2</sup> Retail



XX Cars  
XX Bikes

**District & Ward:** Toronto & East York - Ward 22  
**Site Address:** 123 Any Street and  
456 Other Avenue  
**Applicant:** ABC Development Corporation  
and XYZ Investment Group  
**Application File #:** 15 123456 STE 22 OZ

### For information & to tell us what you think:



**COMMUNITY PLANNER:**  
Planner's Name  
416-392-1234  
email@toronto.ca



APPLICATION  
INFORMATION  
CENTRE

**ONLINE:**  
[www.toronto.ca/aic](http://www.toronto.ca/aic)  
File #: 15 123456 STE 22 OZ



PUBLIC MEETING

**IN PERSON:**  
A meeting has not yet been scheduled.  
Details will be posted here and online  
as they become available.



# Proposed Information Notice Requirements

# Requirements to Post

- Information Notice required to be posted on site where there is a permit to construct or demolish a “residential infill” building
- Sets out that applicants must submit project specific information to Toronto Building
- Electronic file containing Information Notice provided to applicants
- Applicants responsible for:
  - Printing
  - Installing
  - Maintaining
- Web based application under development for instantaneous processing

# Enforcement

- Information Notice to be posted five business days prior to demolition commencing and within five business days of construction commencing
- Electronic submission of a photograph of notice on site
- Information Notice to be included in mandatory first inspection
- Authority being sought for ability to issue tickets
- Information Notice may be removed at occupancy

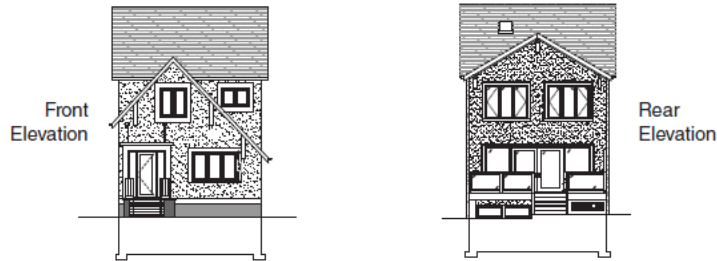
# Residential Infill Notice

**SITE ADDRESS**  
100 Queen Street West  
Toronto, ON  
M5H 2N2

**BUILDER**  
Company Name  
416-123-4567  
info@companyname.ca

**PROJECT DESCRIPTION**  
Brief description of project here.  
Second line for description of  
project here.

**BUILDING PERMIT**  
Date Issued: January 01, 2018  
Permit Number: #12345



**TORONTO BUILDING INSPECTIONS CONTACT**  
GENERAL INFORMATION: 416-397-5330  
COMPLAINTS: [infillcomplaint@toronto.ca](mailto:infillcomplaint@toronto.ca)

**FOR MORE INFORMATION ON THE CURRENT STATUS OF BUILDING PERMIT APPROVALS AND INSPECTIONS**  
[toronto.ca/infill](http://toronto.ca/infill)      [toronto.ca/building](http://toronto.ca/building)

**Committee of Adjustment/Ontario Municipal Board/Toronto Local Appeal Body Decision File Number: 123456**      Date:

This notice has been posted in accordance with Toronto Municipal Code #xxx  
THIS INFORMATION IS CURRENT AS OF JANUARY 01, 2018

## BE A GOOD NEIGHBOUR

*Everyone on site is responsible for keeping it tidy and safe*

Remove the Dirt

Keep the Site Clean

Reduce the Dust

Control Water Runoff

Turn it Off: Don't Idle

Be Safe

Don't Park on Sidewalks and Boulevards

Protect the Trees

Mind the Noise

Any construction or operation of equipment generating noise in residential areas is permitted ONLY from Monday to Friday 7AM to 7PM and Saturday 9AM to 7PM.

Construction noise is prohibited on Sunday and statutory holidays.

More information for builders, property owners and neighbours can be found in the city's *Good Neighbour Guide* available at [toronto.ca/infill](http://toronto.ca/infill)

## Size:

0.46 metres x 0.61 metres  
(18" x24")

## Material:

Coroplast  
(corrugated plastic)

## Required to Post:

On construction fence or other conspicuous location, minimum of 0.61 metres above ground

Call **3 1 1**

[toronto.ca](http://toronto.ca)



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## DEMOLITION

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