

---

**City Council****Notice of Motion**

MM10.6	ACTION			Ward: All
--------	--------	--	--	-----------

**Regulating Property Standards on Unfinished or Dormant Development Sites - by Councillor Jaye Robinson, seconded by Councillor John Filion**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to referral to the Planning and Housing Committee. A two-thirds vote is required to waive referral.*

**Recommendations**

Councillor Jaye Robinson, seconded by Councillor John Filion, recommends that:

1. City Council direct the Executive Director, Municipal Licensing and Standards and the Chief Building Official and Executive Director, Toronto Building to report to the Planning and Housing Committee with a strategy to improve the regulation of property standards for dormant development sites, with consideration of the following:

- a. requirements for restoration of the site following full or partial excavation, including timelines for completion and penalties for non-compliance;
- b. strong, enforceable regulations related to property standards and maintenance;
- c. regulations related to ensuring the ongoing safety and security of the site;
- d. requirements to restore the property to the pre-construction state, including removal of unfinished structures, unsightly construction hoarding, and debris;
- e. measures to compel builders to meet construction timelines and schedules, including but not limited to fines and revoking permits; and
- f. mechanisms to proactively monitor and investigate dormant construction sites.

**Summary**

From 2017 to 2018, Toronto was the second-fastest growing city in all of the U.S. and Canada. According to Rider Levett Bucknall's Crane Index, there were 120 active cranes in the City as of July 2019. In fact, Toronto has double the number of cranes that are active in Seattle and Los Angeles, and nearly four times as many as New York City, San Francisco, Washington, and Chicago.

After building permits are issued, construction schedules for developments often lag far behind the initial timelines stipulated by builders. In some cases, work begins and is not completed for years at a time. Sites then fall into a state of disrepair, collecting debris, vermin, and garbage. These properties are not just unsightly, they can also pose legitimate safety concerns.

The Municipal Licensing and Standards Division is currently undertaking a comprehensive review of by-laws related to property standards and building maintenance. Due to the growing number of unfinished developments, the regulation of property standards for dormant development sites should be prioritized as a key component of this overall review.

### **Background Information (City Council)**

Member Motion MM10.6