

# Residential Infill Construction: Improving the City's Response



Planning and Growth Management Committee  
February 24, 2016

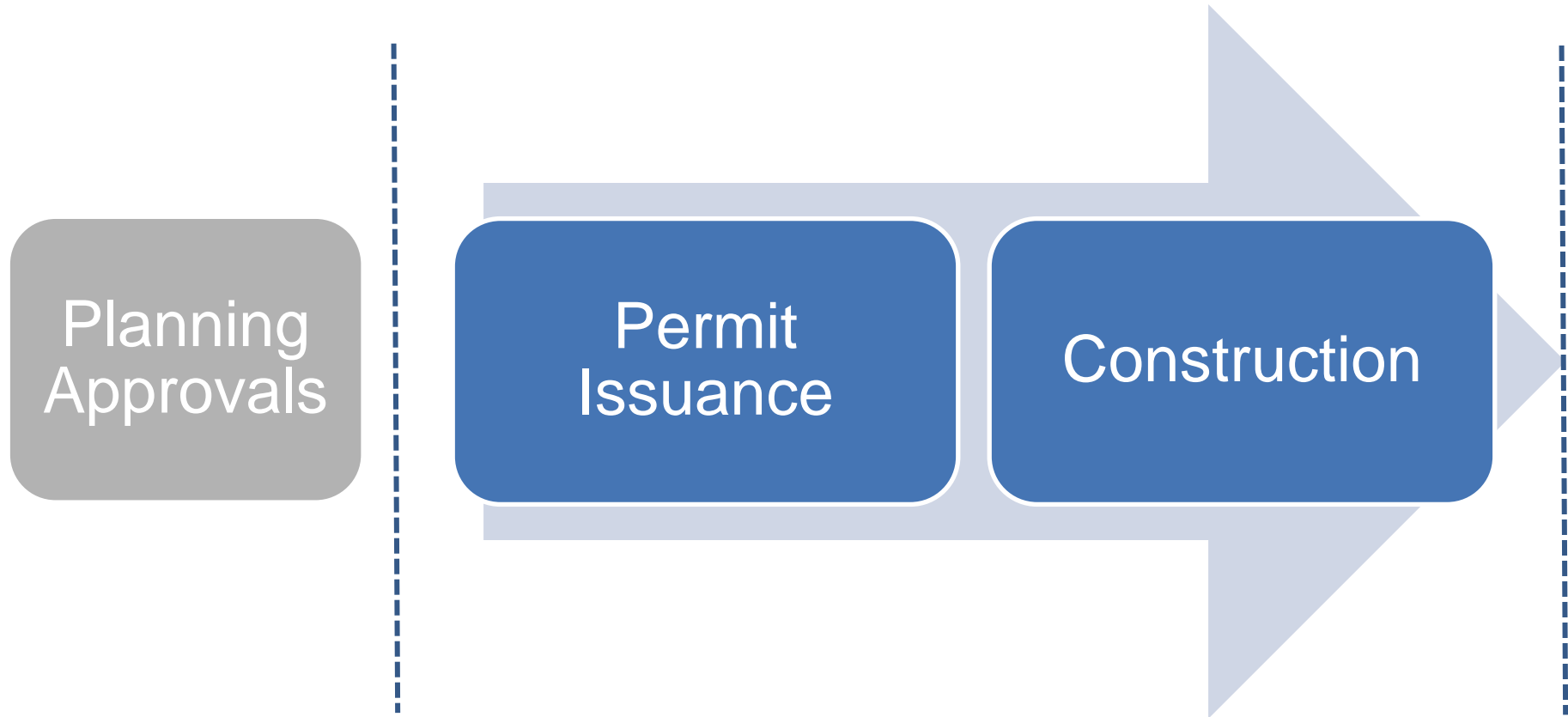
# Council Direction to the CBO

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- Develop a strategy to deal with problem construction sites
- Identify a single city lead to liaise with concerned parties and coordinate an interdivisional response
- Effective enforcement measures to ensure compliance with applicable legislation and all relevant city by-laws

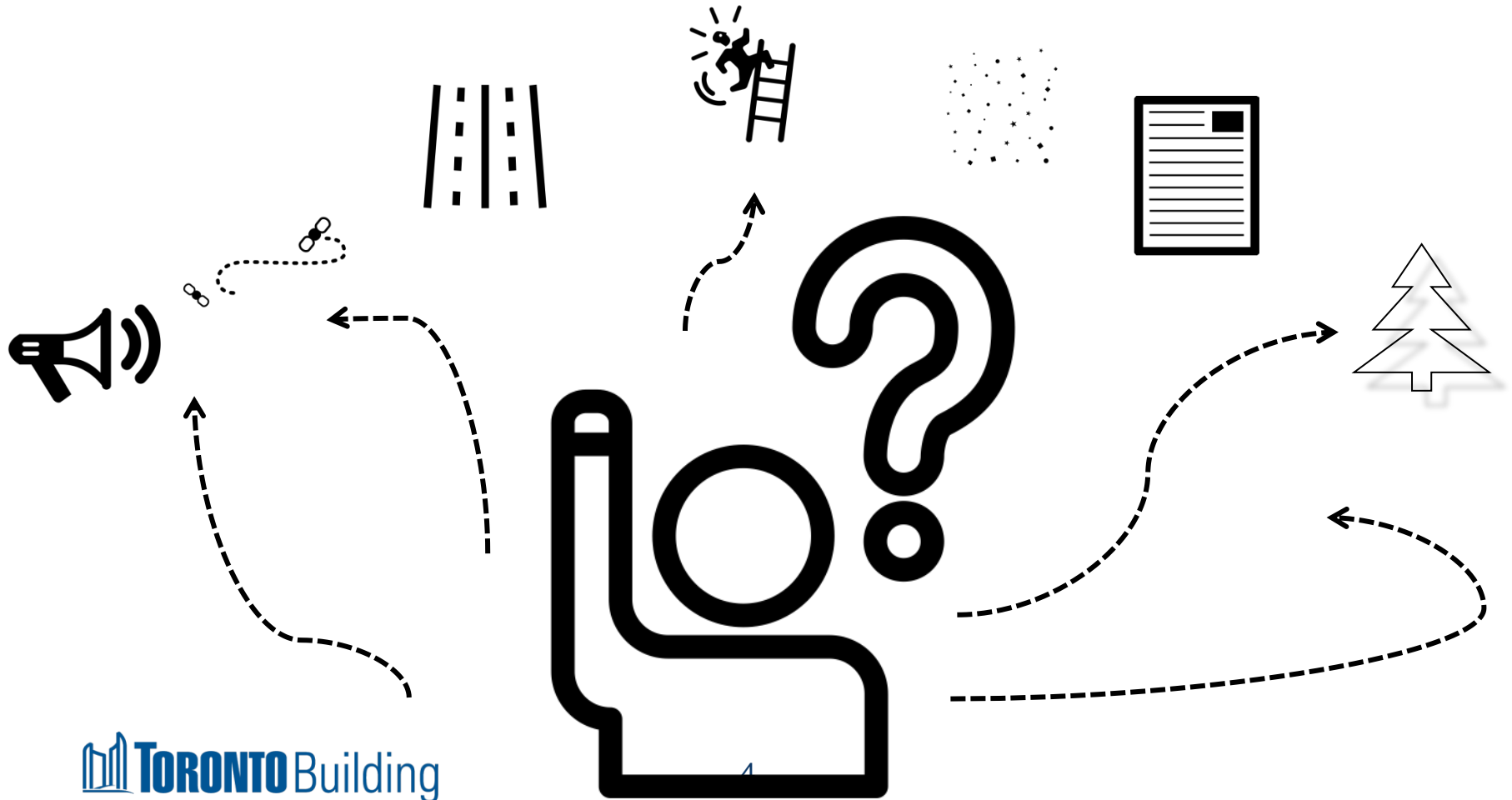
# Focus

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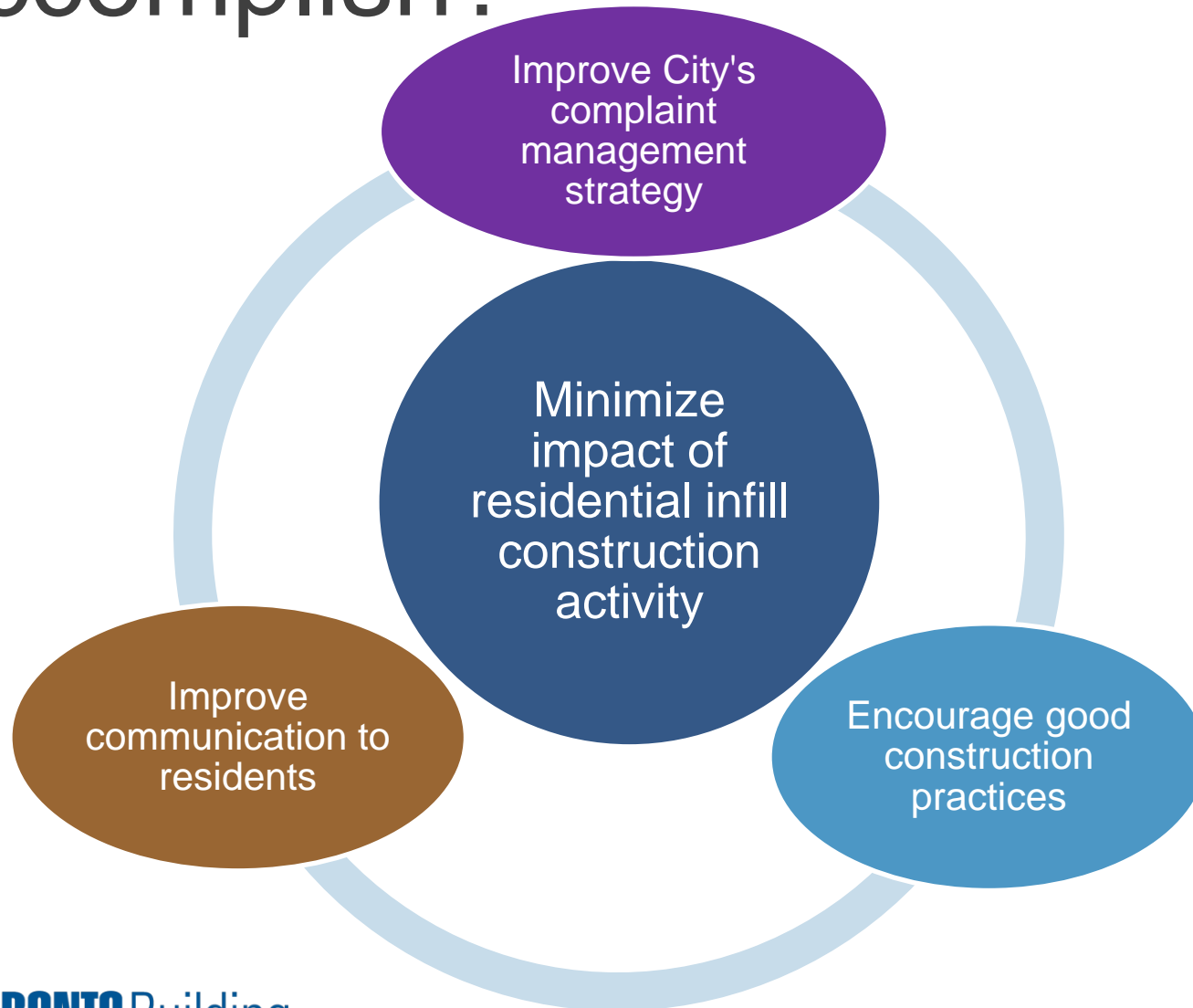


# Current Situation

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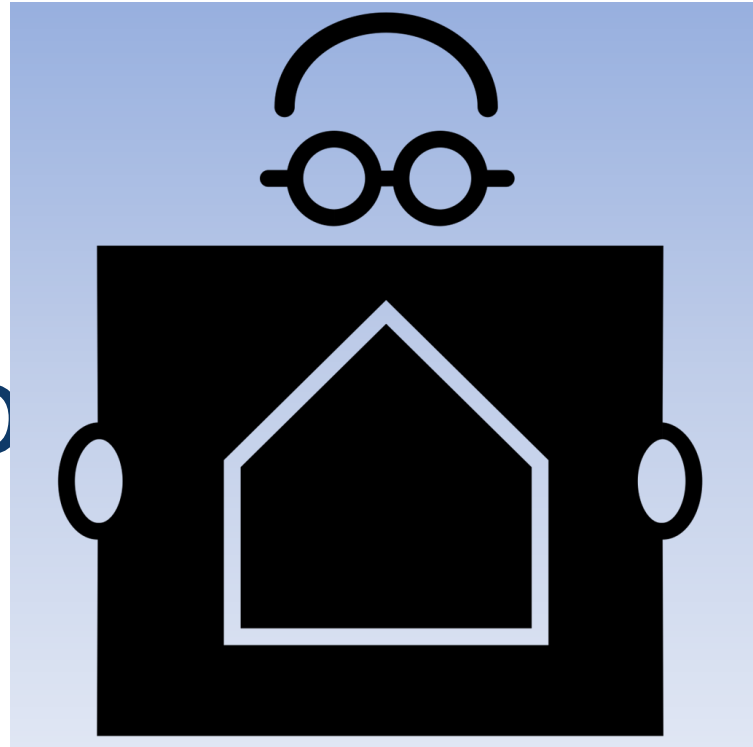
# What Will Strategy Accomplish?



# Strategy Overview

Improve Communication with Residents	Improve Complaint Management	Encourage Good Construction Practices
Dedicated Infill Website (Orders and Inspection Status)	Toronto Building to Monitor and Co-ordinate interdivisional response	Increased Zoning Knowledge
On Site Signage	Improved data collection	Introductory Inspection
“Good Neighbour” Guide		Improved verification of construction with permit
		Tickets

# How Will it Work



# No Issues

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- ✓ Dedicated Infill Website
- ✓ Construction Site Sign
- ✓ Good Neighbour Guide
- ✓ Introductory Inspection
- ✓ Increased Inspector Zoning Knowledge
- ✓ Verification of Compliance with Permit



# Minor Issues

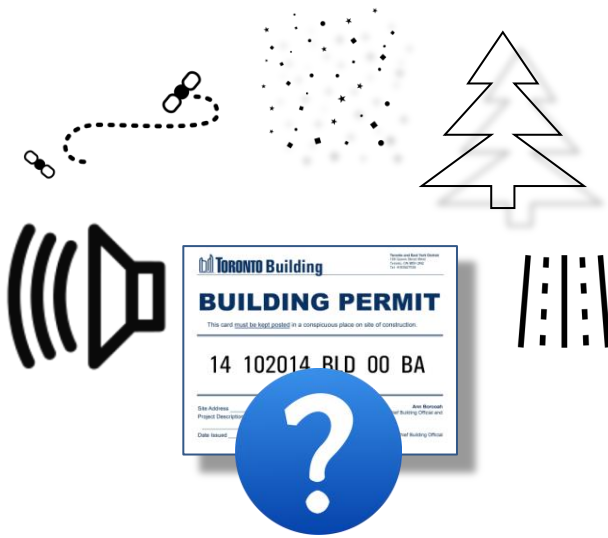
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- ✓ Dedicated Infill Website
- ✓ Construction Site Sign
- ✓ Good Neighbour Guide
- ✓ Introductory Inspection
- ✓ Increased Inspector Zoning Knowledge
- ✓ Verification of Compliance with Permit
- ✓ Increased Use of Tickets

# Major Issues

- ✓ Monitoring of Issues
- ✓ Co-ordinate Inter-Divisional Response
- ✓ Improved Data Collection



- ✓ Dedicated Infill Website
- ✓ Posting of Orders
- ✓ Construction Site Sign
- ✓ Good Neighbour Guide
- ✓ Introductory Inspection
- ✓ Increased Inspector Zoning Knowledge
- ✓ Verification of Compliance with Permit
- ✓ Increased Use of Tickets

# Implementation: 2016-17

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Q2	Q3	Q4	2017
<ul style="list-style-type: none"><li>• Introductory Inspection</li><li>• Training</li><li>• Improved Construction Verification</li></ul>	<ul style="list-style-type: none"><li>• Expanded Use of Tickets</li><li>• Dedicated Unit to Monitor issues/Co-ordinate Interdivisional Response</li></ul>	<ul style="list-style-type: none"><li>• Dedicated Website</li><li>• Site Signage</li><li>• Good Neighbour Guide</li></ul>	<ul style="list-style-type: none"><li>• Report Back to PGM on Status of Strategy</li><li>• MLS Report on Dust Control Measures</li></ul>

# Questions?

