Residential Infill Construction: Improving the City’s Response

Planning and Growth Management Committee
February 24, 2016
Council Direction to the CBO

• 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

Planning Approvals

Permit Issuance

Construction
Current Situation
What Will Strategy Accomplish?

- Minimize impact of residential infill construction activity
- Improve City's complaint management strategy
- Improve communication to residents
- Encourage good construction practices
## Strategy Overview

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<th>Improve Communication with Residents</th>
<th>Improve Complaint Management</th>
<th>Encourage Good Construction Practices</th>
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<td>Dedicated Infill Website (Orders and Inspection Status)</td>
<td>Toronto Building to Monitor and Coordinate interdivisional response</td>
<td>Increased Zoning Knowledge</td>
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<td>On Site Signage</td>
<td>Improved data collection</td>
<td>Introductory Inspection</td>
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<td>“Good Neighbour” Guide</td>
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<td>Improved verification of construction with permit</td>
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*Image: Toronto Building Logo*
How Will it Work?
No Issues

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

- 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

Q2
• Introductory Inspection
• Training
• Improved Construction Verification

Q3
• Expanded Use of Tickets
• Dedicated Unit to Monitor issues/Co-ordinate Interdivisional Response

Q4
• Dedicated Website
• Site Signage
• Good Neighbour Guide

2017
• Report Back to PGM on Status of Strategy
• MLS Report on Dust Control Measures
Questions?