



April 29, 2018

10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins

RE: PG29.1 Strategy for Minimizing the Negative Impacts of Residential Infill Construction - Update

Dear Chair David Shiner and Members, Planning and Growth Management Committee,

This is to express our strong support for the staff report, and its recommendations, further to approval of the Strategy for Minimizing the Negative Impacts of Residential Infill Construction by City Council in March, 2016.

Residential Infill Construction continues to represent a major irritant and source of numerous complaints to the City, and elected officials, particularly in areas of the city where there is considerable Residential Infill activity taking place, such as in the Yonge Corridor of North Toronto and North York.

Demolition and reconstruction projects problems brought to our attention in the past few years include: construction that does not conform to the zoning by-laws or minor variances approved by the Committee of Adjustment, removal of walls so the project no longer represents a “renovation”, unauthorized change of grade, failure to display a building permit, and assorted noise, dust and mud issues. Issues may include flagrant disregard for violation of laws, lack of enforcement, to the nuisance issues that affect the quality of life, peace and quiet enjoyment of their homes by affected residents.

Completed actions included in the multi-action Strategy include the following:

- Expanded ticketing pilot
- Introductory building inspection process
- Additional building inspector training
- Verification of actual construction with approved permit drawings
- Dedicated web site including orders, and construction stages passed
- New construction signage (to be completed 2018)
- Good Neighbour Guide
- Inter-divisional response coordination

- Inter-divisional data collection on negative impacts
- Dust control measures (MLS – to be completed 2018)

We request that the following additional issue become part of the Strategy: encroachment onto a neighbour's property related to the digging of foundations, and inadequate shoring. We understand that the Right of Entry legislation does not cover entry for construction of new builds, *only entry for maintenance activities*.

In addition, we have previously submitted a request that the "waiver" of zoning examination be eliminated. We understood that this suggestion was accepted and a review of the continued need of a waiver process is forthcoming?

Finally, we appreciate the progress being made, and thank staff for the evident inter-divisional effort on this important issue, and the reaching out to stakeholders such as residents' associations.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA
129 Hanna Road
Toronto, Ontario
M4G 3N6
gkettel@gmail.com

Cathie Macdonald
Co-Chair, FoNTRA
57 Duggan Road
Toronto, ON
M4V 1Y1
cathie.macdonald@sympatico.ca

Cc: Councillor Jaye Robinson
Will Johnston, Chief Building Official and Executive Director, Toronto Building
Diane Damiano, Deputy Chief Building Official, and Director Buildings, North York District
Mark Sraga, Director, Investigations, Municipal Licensing and Standards
Michael Mizzi, Director, Committee of Adjustment and Zoning
Gregg Lintern, Chief Planner and Executive Director, City Planning Division

The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of 32 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. **The 32 residents' associations that make up FoNTRA** believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.