

NOTICE OF MOTION

Strengthening Compliance and Coordination Across Multiplex Development-Related Enforcement Processes

Moved by: Councillor Bravo

Seconded by: Councillor Chernos Lin

SUMMARY:

Across several multiplex sites, neighbourhood concerns have been raised about repeated bylaw violations and problematic building practices. City staff from various divisions have been working to address these concerns, including those related to tree protection, construction practices, and noise bylaws. Residents have expressed frustration with the impacts on neighbourhood safety and confidence in City oversight.

Community concerns have also been raised about the accuracy and integrity of materials submitted through the Committee of Adjustment process. In addition, the City has been made aware of alleged instances where demolition or construction proceeded without required permits, as well as community complaints regarding work occurring outside permitted hours.

This motion builds upon current initiatives and ongoing operations, reinforcing existing direction to further deter future violations.

RECOMMENDATIONS:

1. City Council request the Executive Director, Environment, Climate and Forestry, to report on the status of tree bylaw enforcement actions, when appropriate, and for the 2027 Tree Bylaw Report to include information on the Compliance and Enforcement Enhancements providing a sufficient deterrent to tree bylaw contraventions.
2. City Council request that the Chief Building Official and Executive Director, Toronto Building, in consultation with the Executive Director, Municipal Licensing & Standards, Executive Director, Environment, Climate and Forestry, and the Executive Director, Development Review, identify opportunities to strengthen the City's Residential Infill Strategy, to encourage good construction practices through education and enforcement, improved communication with residents and improved complaint management to address the issue of property damage as a result of construction activity on adjacent properties.

Date: May 20, 2026