



May 18, 2026

Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2  
Attention: Sylwia Przewdziecki

**RE: MM41.8 - Strengthening Compliance and Coordination Across Multiplex Development-Related Enforcement Processes - by Councillor Alejandra Bravo, seconded by Councillor Rachel Chernos Lin**

Dear Mayor Olivia Chow and Members of City Council,

The Federation of North Toronto Residents Associations (FONTRA) wishes to express our strong support for the above noted Members Motion, and the Councillors' recommendations therein: That:

1. City Council request the Executive Director, Environment, Climate and Forestry to report on the status of tree by-law enforcement actions, when appropriate, and for the 2027 Tree By-law Report to include information on the Compliance and Enforcement Enhancements providing a sufficient deterrent to tree by-law contraventions.
2. City Council request the Chief Building Official and Executive Director, Toronto Building, in consultation with the Executive Director, Municipal Licensing and Standards, the Executive Director, Environment, Climate and Forestry, and the Executive Director, Development Review, to 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.

We concur with the Councillors that neighbourhood residents are indeed concerned about repeated by-law violations and problematic building practices across several multiplex sites. Indeed local news media have repeatedly raised issues with illegal activities associated with Multiplex buildings, especially illegal tree culling. (see attached partial list of media articles focusing on this issue).

We would remind City Council that this issue is not the first, just the latest, Members Motion on the matter. An earlier motion made by Councillors Chernos Lin and Carroll and adopted by Council at the July 23, 2025 meeting regarding tree canopy protection<sup>1</sup> was in large part driven by concerns about illegal culling associated with Multiplex buildings.

Community concerns have also been raised about the accuracy and integrity of materials submitted through the Committee of Adjustment process. Multiplex builds have been associated with these issues too.

We also agree with the Councillors that there are instances where demolition or construction proceeded without required permits, as well as work occurring outside permitted hours.

While we support the goal of increasing housing supply in Toronto, we are concerned that **fundamentally the situation leads to a loss of confidence in the City's ability to maintain a just, fair and law-abiding process of application, approval and development of Multiplexes, and needs to be addressed urgently.**

We urge City Council to approve the two recommendations.

Respectfully submitted,

*Geoff Kettel*

Geoff Kettel  
Co-Chair

CC: James Nowlan. Executive Director, Environment, Climate and Forestry  
Kamal Gogna. Chief Building Official and Executive Director, Toronto Building  
Gadi Katz, Executive Director, Municipal Licensing and Standards,  
Oren Tamir, Executive Director, Development Review

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<sup>1</sup> MM32.21 - Strengthening Protections for Toronto's Tree Canopy - by Councillor Rachel Chernos Lin, seconded by Councillor Shelley Carroll  
<https://secure.toronto.ca/council/agenda-item.do?item=2025.MM32.21>

**The Federation of North Toronto Residents' Associations (FoNTRA)** is a non-profit, volunteer organization comprised of over 30 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The 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.

## Appendix: Media articles on Tree Culling associated with Multiplexes

### Leaside

Developer under investigation after much-loved tree in Leaside cut down without permit (CBC)

<https://www.cbc.ca/news/canada/toronto/tree-cut-leaside-mod-city-investigation-1.7585684>

July 16 2025

Public forum outrage on Reddit

[https://www.reddit.com/r/toronto/comments/1m17x9y/developer\\_under\\_investigation\\_after\\_muchloved/](https://www.reddit.com/r/toronto/comments/1m17x9y/developer_under_investigation_after_muchloved/)

July 16, 2025

“What tree?”: Developer denies chopping down beloved tree (CityNews)

<https://toronto.citynews.ca/video/2025/07/16/what-tree-developer-denies-chopping-down-beloved-tree/>

July 16, 2025

Leaside residents furious after 80-year-old tree cut without permit (CityTV)

<https://toronto.citynews.ca/2025/07/17/leaside-toronto-neighbourhood-tree-cut-down-illegal-permit/>

July 17 2025

Leaside corner lot tree gone despite plan to save it (Bayview Bulldog)

<https://bayview-news.com/2025/07/leaside-corner-lot-tree-gone-despite-plan-to-save-it.html/>

Bayview Bulldog (includes CBC video)

July 18 2025

Neighbours accuse Toronto builder of gaming system to uproot beloved tree for parking pad (CTV News)

<https://www.ctvnews.ca/toronto/article/neighbours-accuse-toronto-builder-of-gaming-system-to-uproot-beloved-tree-for-parking-pad/>

July 26 2025

Public forum accusing builder of gaming the system on Reddit

[https://www.reddit.com/r/toronto/comments/1m9whsu/neighbours\\_accuse\\_toronto\\_builder\\_of\\_gaming/](https://www.reddit.com/r/toronto/comments/1m9whsu/neighbours_accuse_toronto_builder_of_gaming/)

July 27, 2025

Daily Commercial News by ConstructConnect

<https://canada.constructconnect.com/dcn/news/projects/2025/07/neighbours-accuse-toronto-builder-of-gaming-system-to-uproot-beloved-tree-for-parking-pad>

July 28, 2025

Ontario Construction News

<https://www.ontarioconstructionnews.com/neighbours-accuse-toronto-builder-of-gaming-system-to-uproot-beloved-tree-for-parking-pad>

July 29, 2025

Leaside residents frustrated over the loss of another tree (CityTV)

<https://toronto.citynews.ca/2025/09/19/leaside-frustrated-with-developer-over-the-loss-of-another-beloved-tree/>

September 19 2025

Leaside residents accuse developer of cutting down trees in the middle of the night

<https://toronto.citynews.ca/2026/02/26/leaside-developer-cutting-down-trees-middle-of-the-night/>

[https://apple.news/AWil\\_-qaORly4XgbYR04uXA](https://apple.news/AWil_-qaORly4XgbYR04uXA)

### **Oakwood Village**

Oakwood Village homeowner alleges developers tried to cut down a tree on his property without permission

<https://toronto.citynews.ca/2026/03/24/oakwood-village-homeowner-alleges-developers-tried-to-cut-down-a-tree-on-his-property-without-permission/>

<https://www.facebook.com/747550600/videos/pcb.26167742099542960/1688201262544550>

### **Mt Pleasant/St Clair**

Police, city investigating tree removals from leafy midtown neighbourhood without permit

<https://www.msn.com/en-ca/news/canada/police-city-investigating-tree-removals-from-leafy-midtown-neighbourhood-without-permit/ar-AA20tywu>

### **Dufferin/Eglinton**

Building developer accused of cutting down trees on Toronto property it doesn't own yet

<https://toronto.citynews.ca/2026/04/22/building-developer-accused-of-cutting-down-trees-on-toronto-property-it-doesnt-own-yet/>