



RESIDENTIAL INFILL PUBLIC NOTICE

UPDATE

On September 4, 2018, Toronto Municipal Code Chapter 519, “Infill Construction, Public Notice”, takes effect. This new by-law is a key component of the City’s Residential Infill Strategy. The By-law requires that all residential infill construction and demolition sites post a public notice containing key information about the project. The purpose of this update is to provide you with some background to the new by-law, on what it is and how it will work.

What is the Residential Infill Notice?

The **Residential Infill Strategy** is a comprehensive city-wide initiative established to proactively address issues associated with construction and demolition of residential buildings in Toronto’s neighbourhoods. More information on the strategy can be found here: www.toronto.ca/infill

As part of the strategy, the public notice is intended to improve communication with the public and act as a “gateway” to real time information on the project, available on the City’s website. The notice is also intended to provide clarity about the City’s by-laws and support good construction practices.

Residential Infill is:

- 1 Construction of a new house on a vacant lot
- 2 Demolition of an existing house and construction of a new house
- 3 Demolition of an existing house where there is no proposed construction of a replacement house
- 4 The construction of an addition (additions) to an existing house where the combined total area of the additions is 100 square metres or more.

How Will it Work?

Toronto Building must be provided with project-specific information about their demolition and/or construction project, to be used on the infill sign notice, including:



Site address



Description of project



Name & contact information of owner and builder



Information related to any decisions of the:

1. Committee of Adjustment
2. Toronto Local Appeal Body
3. Local Planning Appeal Tribunal / Ontario Municipal Board



A rendering of the building as it is expected to look following completion:

1. Front & rear elevations, line drawings in black & white
2. Acceptable resolution: 300 dpi

Toronto Building will then prepare and provide applicants with an electronic file containing a print-ready notice.

Printing

- This file must then be printed by the builder or property owner and posted on the residential infill site.
- No changes or additions to the content of the notice are permitted.

Final size: 0.61m (24") wide x 0.46m (18") high
Stock: Coroplast or corrugated polypropylene plastic

0.61m (24")

0.46m (18")

Please note: This is an example of a construction notice. Depending on the residential infill project you will be required to erect a demolition notice and/or construction notice

Installation

- For demolition sites, the notices must be posted at least **5 business days** before demolition starts. For construction sites, the notice must be posted within **5 business days** of construction starting.
- To ensure that the notice is easily read, it must be placed **at the front of the site, facing the street**. It can be free-standing, or fixed to the construction fence **not less than 0.61m from the ground**.
- For demolitions, one notice is required for **each lot line** of a property facing a street.
- **Within 24 hours** of installing the notice, a picture must be sent to the appropriate Toronto Building District Inspection offices:

Scarborough:

SCBldgInsp@toronto.ca

North York:

NYBldgInsp@toronto.ca

Etobicoke York:

ETBldgInsp@toronto.ca

Toronto & East York:

TOBldgInsp@toronto.ca

- The notice is required to be maintained while work is taking place.
- The demolition notice can be removed when the demolition work is completed.
- The construction notice cannot be removed until an occupancy permit has been issued.

For more information:

Contact your local Toronto Building inspection office

Etobicoke York District

Etobicoke Civic Centre
2 Civic Centre Court
Telephone: 416-394-8055

North York District

North York Civic Centre
5100 Yonge Street
Telephone: 416-395-7541

Scarborough District

Scarborough Civic Centre
150 Borough Drive
Telephone: 416-396-7322

Toronto East York District

95 The Esplanade,
Ground floor
Telephone: 416-338-0700

The full text of *Toronto Municipal Code Chapter 519, Infill Construction, Public Notice*, can be found at:

www.toronto.ca/legdocs/bylaws/2018/law0801.pdf

For more information about the Residential Infill Strategy, please visit:

www.toronto.ca/infill