

Frequently asked Questions Residential Associations NORTH YORK Specific

The City of Toronto now has a customer service center called "311". All complaints are processed through 311 for Municipal Licensing and Standards related issues. 311 will take all complaints and direct them to the appropriate Division for action. 311 will also provide you with a Service Request number for tracking purposes. 311 can be contacted 24 hours a day/ 7 days a week by dialing 311 or emailing 311@toronto.ca

Municipal Licensing and Standards also has a website for an "Investigation Activity Search". This allows residents to search for property history, dating 2 years back to date, in respect to violations.

This Website can be accessed by following this link;

<http://app.toronto.ca/InvestigationActivity/setup.do?action=init>,

1. What is the definition of a "rooming house" vs. "illegal housing"?

The City of Toronto recognizes rooming houses however only the ones that have applied and been Licensed to operate as such in the former municipalities of Toronto, York and Etobicoke.

North York, Scarborough, and East York do not have licensed rooming houses and are therefore referred to as "illegal housing"

In other words, rooming houses that are Licensed are recognized as "**permitted use**" in former Toronto, York and Etobicoke however in North York, Scarborough and East York they are referred to as "illegal housing" as they are a "**non-permitted use**"

What are the challenges by law Enforcement encounters when inspecting an alleged "illegal housing"?

In order for enforcement to be successful, an officer must gain access and gather evidence that the location is being used for a non permitted use. The authority is granted under the Planning Act. Gaining entry into a premise is the biggest challenge as the owner or occupant has the legal right to refuse entry.

If entry is not granted, the investigator cannot gain first hand evidence and therefore an application for a search warrant is the only option. The search warrant process is time consuming and tedious in nature as circumstantial evidence is collected in hopes of having the search warrant granted.

What type of indicators should I be looking for that would make a premise suspect of operating an "illegal housing"?

1. Firsthand knowledge of the interior of premise being subdivided into smaller rooms and being rented out individually
2. Excessive amount of vehicles parked at said premise.(Cars parked on grass and walkway)
3. Three or more mailboxes, doorbells and or entrances
4. Excessive window air conditioning units (each window has window ac unit)

2. What about parking in a driveway? How many cars are allowed? What about abandoned cars on the driveway?

The parking of vehicles is governed by the Zoning Bylaw 7625 in North York; however enforcement measures can be applied under Chapter 629, otherwise known as the "Property Standards Bylaw" depending on the violation. Inoperative vehicles are addressed under Chapter 548 the "Littering and Debris Bylaw"

In a nutshell, the zoning bylaw dictates the use, dimensions and the storage of vehicles on a driveway depending on criteria. The property standard by law dictates the material used to build a driveway, the location vehicle is parked and the littering and dumping bylaw addresses "inoperative" vehicles.

Under Zoning Bylaw 7625, which is presently enforced, one can park as many vehicles as one can on the driveway so long as;

- The driveway complies with Bylaw 7625
- The vehicles are parked on the drive way and not on a non permitted surface such as walkways or soft landscaping such as grass.
- The vehicles are parked in tandem

Abandoned vehicles parked on a driveway are addressed through Chapter 548 otherwise known as the "Littering and Debris" Bylaw. The bylaw defines "inoperative vehicle" as "*a vehicle having missing, damaged or deteriorated parts or any condition that may prevent its mechanical function.*"

What about properties that do not cut their grass? Is there a bylaw that addresses properties with long grass and weeds?

Municipal Licensing and Standards also addresses issues as it pertains to long grass and weeds as well as garbage on both City property and private property.

Long grass and weeds is addressed under Municipal Code Chapter 489, also known as the "Long Grass and Weeds bylaw." The bylaw regulates the length of grass on a property as well as noxious weeds as designated under the provincially legislated "*Weed Control Act.*" The length of the grass or weed(s) must not exceed 20 cm (or approximately 8 inches).

Garbage Enforcement;

Garbage violations are enforced through Municipal Chapter 548- Littering and Dumping bylaw as well as Municipal Code Chapter 629-22. There are three units within Municipal Licensing and Standards that enforce garbage related issue. The Waste Enforcement team addresses issues with garbage on City of Toronto property. For example, if someone has dumped garbage in a back alley way or someone has placed garbage out for collection one week prior to regularly scheduled pick up.

The District offices address property standards issues and garbage related issues on private property. For example the permitted locations storage of garbage, condition of receptacles, garbage and debris on private property etc...

4. Tree cutting, When is a permit required and the process to obtain a permit?

Urban Forestry By-Laws regulate the injury and destruction of trees on both City and privately owned land. Below are tree related by-laws which are currently in effect within the City of Toronto. Basically permits are required for all city and Ravine trees. For private trees you require a permit for any trees larger than 30 cm measured at Breast Height.

- [City Street Tree By-law \(Article II of Chapter 813\)](#)
- [Private Tree By-law \(Article III of Chapter 813\)](#)
- [Ravine and Natural Feature Protection By-law](#)
- [Filling and Grading By-law \(former City of Toronto\)](#)
- [Filling and Grading By-Law \(former City of Etobicoke\)*](#)
- [Parks Bylaw](#)

Urban Forestry Policies are in place in order to ensure that the City of Toronto achieves its goal in the area of urban forestry management of a sustainable urban forest.

- ["Tree Protection Policy and Specifications for Construction Near Trees"](#)
- ["Information About: The Agreement for Contractors to Perform Arboricultural Services on City Owned Street Trees"](#)
- ["Removal of Crab Apple Trees that are Situated on City road Allowances" Policy](#)
- ["Maintenance of Street Trees which are less than 50% on City Property \(City/Private Boundary Line Trees\)" Policy](#)
- ["Bees, Wasps and Hornets Nests In Trees" Policy](#)
- [Termite Policy](#)
- [Tree Azin Injection Policy](#)

These policies can be accessed by following the link; http://www.toronto.ca/trees/private_trees.htm

Other useful links:

Facts sheets;

Urban Forestry Fact Sheets in Acrobat PDF.



You will need to have the latest version of the FREE Acrobat Reader on your computer to [view this PDF document.](#)

- [Common Tree Pests](#)
- [How to Recognize Symptoms of disease caused by Phythophthora ramorum, causal agent of Sudden Oak Death](#)
- [Aphids](#)
- [Apple Scab](#)
- [Ash Anthracnose](#)
- [Asian Long-Horned Beetle](#)
- [Beavers](#)
- [Beech Bark Disease](#)
- [Bees, Wasps and Hornets](#)
- [Black Knot Fungus](#)
- [Carpenter Ants](#)
- [Dutch Elm Disease](#)
- [Eastern Tent Caterpillar](#)

- [Elm Bark Beetles](#)
- [Elm Leaf Beetle](#)
- [Elm Leafminer](#)
- [European Gypsy Moth](#)
- [European Starling](#)
- [Fall Cankerworm - Fall Cankerworm Banding Process](#)
- [Galls](#)
- [Girdling Roots](#)
- [Honey Locust Bug and Leafhopper](#)
- [Leaf Blotch of Horse-Chestnut](#)
- [Oak Anthracnose](#)
- [Oak Wilt](#)
- [Powdery Mildew](#)
- [Scales](#)
- [Sycamore Anthracnose](#)
- [Tar Spot](#)
- [Termites](#)
- [Water Stress](#)
- [Wood Decay](#)

These sites can also be accessed by following the link provided;

http://www.toronto.ca/trees/forest_healthcare.htm

5. When is a building permit required for renovations?



When is a Building Permit required?

You will need a building permit if you plan to:

- Construct a new building
- Any addition to an existing building
- Structural alterations
- Renovate, repair or add to a building
- Demolish or remove all or a portion of a building
- Change a building's use
- Install, change, or remove partitions and load bearing walls
- Make new openings for, or change the size of, doors and windows
- Build a garage, balcony or deck
- Excavate a basement or construct a foundation
- Install or modify heating, plumbing or air-conditioning systems
- Install or reconstruct chimneys or fireplaces
- An accessory structure larger than 108 sq. ft. in area
- A deck more than 24" above ground
- A wood burning stove/fireplace installation
- A basement entrance
- A Second Suite

- New or altered plumbing

When is a Building Permit *not* required?

You do not require a Building Permit for the following:

- a. Wooden decks (including pool decks) with no roof, where the finished deck level is not greater than 0.6m above the adjacent finished grade.
- b. Skylights, provided not more than one rafter, joist, or other similar structural member (excluding a truss) is cut or removed, and they are not less than 2.0m apart, except for buildings regulated under Part 3.
- c. Re-cladding with non-combustible material excluding brick or stone veneer.
- d. Re-insulating or adding insulation.
- e. Window or door replacement providing the opening is not enlarged.
- f. Furnace and boiler replacements, add on cooling systems, gas fireplaces, air cleaners, in-line humidifiers, hot water tanks. (All Part 9 residential buildings)
- g. Repair or replacement of plumbing fixtures.
- h. Re-roofing, except where structural work is involved or where the new material increases the dead load on the roof by more than the equivalent of three layers of asphalt shingle.
- i. Except where an additional dwelling unit is created; finishing basements where no structural alternations or plumbing are involved.
- j. Canopy/storm porch enclosure, enclosing or covering not more than 5.0 m² of floor area.
- k. Minor repairs such as installation of chimney caps, chimney liner and repointing of brick work.
- l. Free standing communication towers regulated by the Federal Government.
- m. Installation of counters, millwork, and fixtures.
- n. Storage tanks regulated by the Gasoline Handling Act or the Energy Act.

In many cases, your designer or contractor will get permits on your behalf. Remember, as the building owner, you are ultimately responsible for complying with all building requirements. Failure to obtain Building Permits can result in costly construction delays, legal action and/or the removal of work already completed.

Additional information can be retrieved by accessing the following link;

http://www.toronto.ca/building/building_permits.htm