




COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	May 11, 2022
SUBJECT:	Residential Infill Good Neighbour Guide (City Wide)
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	Jorge Caetano Acting Director, Building and Chief Building Official Planning and Economic Development Department
SIGNATURE:	

The process of demolishing a house in existing neighbourhoods and constructing a new building creates distinct challenges for both builders and the neighbourhood. This is commonly referred to as a “residential infill” development. Builders work in a dense built environment, while neighbours face multiple issues when builders do not comply with regulations and City by-laws. These issues can involve multiple regulations administered by different divisions of the City. As a result, it can be challenging for residents to know who to contact if an issue arises during demolition or construction.

To address these concerns the Building Division has developed the “Residential Infill Construction Good Neighbour Guide” to assist property owners, builders, and contractors starting a construction or demolition project by outlining the requirements, best practices, and communication tips. This guide is intended for property owners, builders and contractors starting a construction project in an established neighbourhood. The guide outlines requirements and best practices for residential infill construction, as well as tips to help everyone involved move smoothly through the project. If issues do arise, the guide provides guidance and contact information to assist property owners, builders, contractors or community members/neighbours.

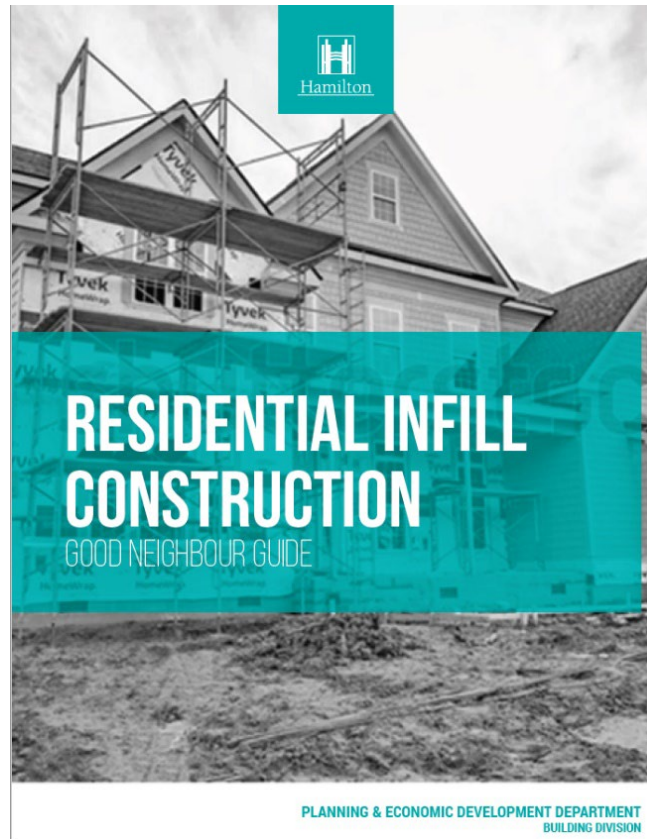
Additionally, on November 10, 2021, City Council enacted By-law 21-207, “Public Notices at Infill Construction Sites”, which came into effect on April 1, 2022. This By-law requires an Information Notice to be posted on a residential infill property where demolition or construction is taking place. This provides the public with information on what is being built or demolished in their neighbourhood. This Notice would also provide general information on how to be a good neighbour and covers such areas as

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OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

tree protection, parking, litter, etc. This has not only been designed to assist in communication with residents, but to communicate directly with everyone else on site including the builder, trades, etc. The objective of this Information Notice and the “Residential Infill Construction Good Neighbour Guide” is to encourage good construction practices, and contact information, so that the infill construction has minimum impact on neighbours.



The “Residential Infill Construction Good Neighbour Guide” is now available as a brochure on the 1st and 3rd floors of City Hall. Additionally, the information contained with the guide can be found on the city’s website at the following link: [Residential Infill Construction Home Page](#).

If you require any further information on the above matter, please contact Jorge Caetano, Acting Director, Building and Chief Building Official by e-mail at Jorge.Caetano@hamilton.ca or at (905) 546-2424 Ext. 3931.

APPENDICES AND SCHEDULES ATTACHED

N/A