

19 Legacy Court – Subdivision Agreement Amendment

Date:	May 8, 2007
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	25 – Don Valley West
Reference Number:	UD 10 AME (UDOZ-94-33 and UDSB-1221)

SUMMARY

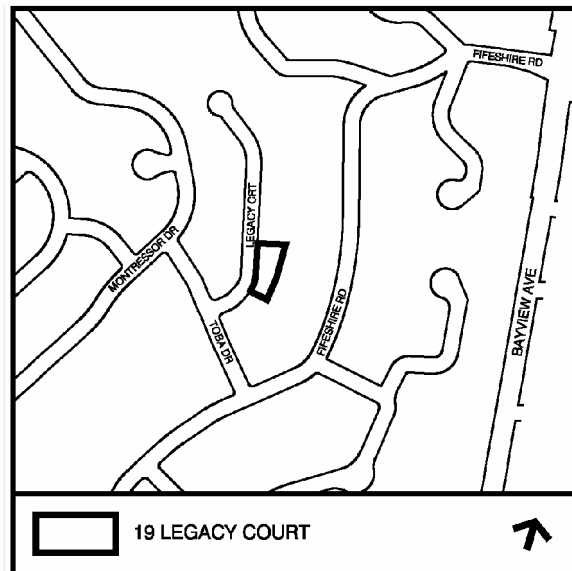
The purpose of this report is to seek Council’s direction in response to a request from the owners of the subject lands to amend the existing Subdivision Agreement (Schedule H) as it relates to Lot 2 (19 Legacy Court) on the attached plan to permit the construction of a single storey double car garage addition to be located outside of the established building envelope.

Staff concludes that the proposed addition should not affect any significant view lines which currently exist as the garage would be built into the existing 3.0m high retaining wall and berm, rendering it visually undetectable to adjacent neighbours. As such, Council should direct staff to amend the existing Subdivision Agreement as it relates to Lot 2, Reference Plan 66M-2331, to reflect changes to the building envelope to permit the construction of the single storey addition.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the City Solicitor to amend the Subdivision Agreement governing Lot 2, Registered Plan 66M-2331, former City of North York, to grant the



- request of the owners of the subject lands to alter the permitted building envelope by constructing a single storey garage addition to the rear northeast corner of the dwelling;
2. City Council authorize the City Solicitor and other affected City officials as appropriate to do all things necessary to execute and amend the subdivision agreement between the owner and the City to grant this request; and

Financial Impact

There are no financial implications resulting from this report.

ISSUE BACKGROUND

The subject property is located in the area north of York Mills Road, west of Bayview Avenue, on the east side of Legacy Court. The property has an irregular shape with a frontage of 60.9m, and an area of 1,825.1m².

The property is part of an existing Subdivision Agreement which established building envelopes for the eleven lots developed as part of the Legacy Court Subdivision. The intent of establishing building envelopes was to address concerns of area residents regarding the spacing and view lines created between the existing dwellings in the area and those proposed in the subdivision agreement (Ontario Municipal Board Order No. 161, May 15, 1997). City Council approved the original subdivision agreement, and thus any amendments to this agreement must be approved by City Council.

The owners of the subject property have made a request to amend the Subdivision Agreement in order to construct a one storey double car garage to the rear northeast corner of the existing two storey dwelling. The garage would be situated outside of the permitted building envelope and built into the existing 3.0m high retaining wall and berm, which spans a considerable length of the rear yard.

The existing dwelling currently has an integral two car garage having entrance from the north side of the dwelling. The proposed attached garage would provide additional parking for the dwelling.

COMMENTS

This proposal will not affect any significant view lines which currently exist as the addition would be built into the existing 3.0m high retaining wall and berm. The garage would also be located in an otherwise unusable portion of the property due to the approximate 3.4m rise in grade, which necessitated the retaining wall. The addition, at its tallest point, would not exceed 3.0m in height.

While the garage would have a setback of 1.26m from the rear lot line and 1.22m from the north side lot line, the addition would be buried under the sloping grade of the rear yard, effectively rendering it visually undetectable to adjacent neighbours, and thus have no impact on spacing between the existing dwellings.

The proposed garage addition will require a Minor Variance application to be submitted to the Committee of Adjustment to obtain relief from Zoning By-law 7625 for rear yard and side yard setbacks.

CONTACT

Jeff Markowiak, Assistant Planner, Community Planning, North York District

Tel. No. (416) 395-7130

Fax No. (416) 395-7155

E-mail: jmarkow@toronto.ca

SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Excerpt from Schedule H, showing building envelope for Lot 2, 66M-2331

Attachment 2: Proposed Site Plan

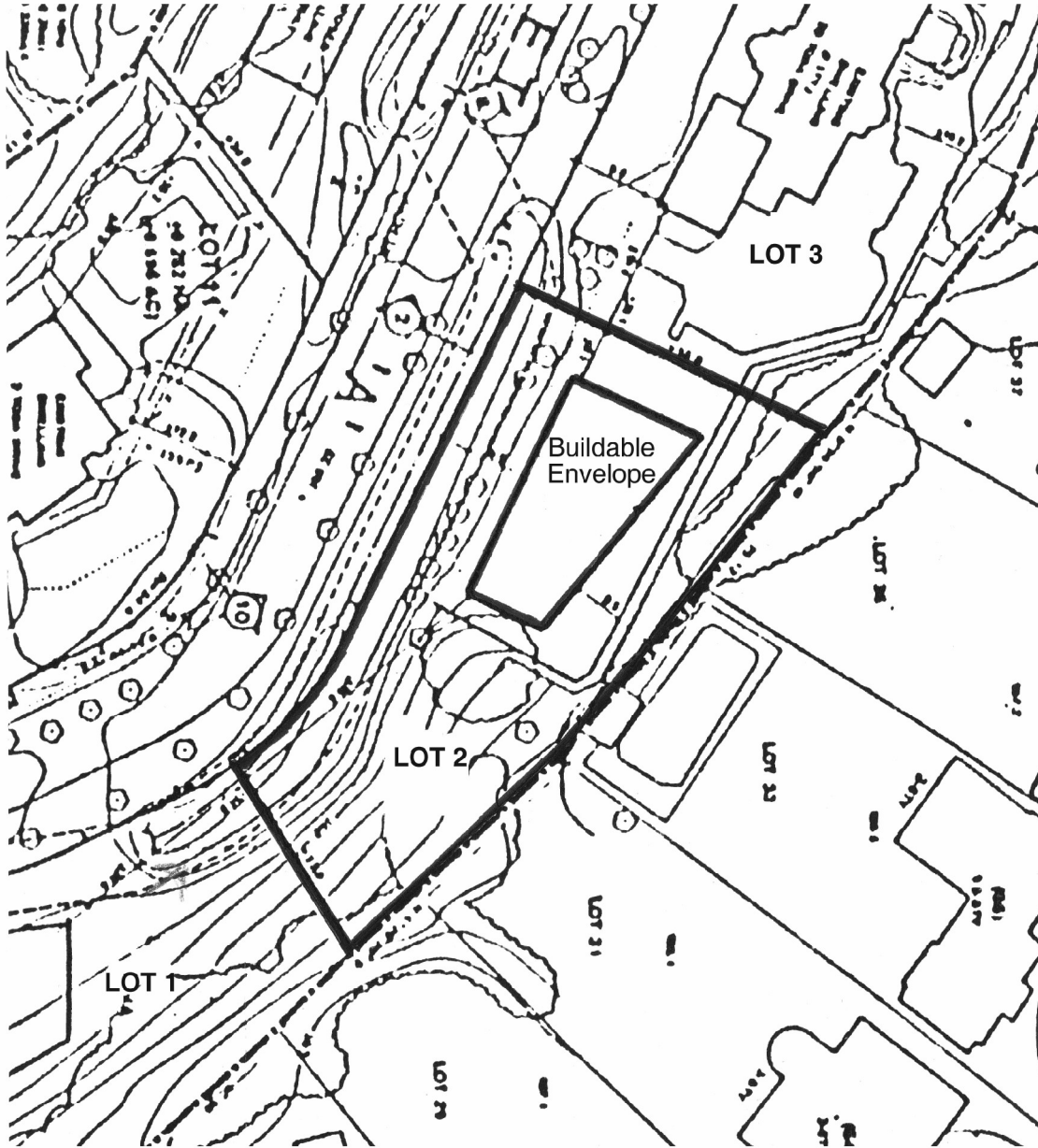
Attachment 3: Proposed Floor Plan

Attachment 4: Proposed Elevation/Section

Attachment 5: Conceptual Drawing of Garage

Attachment 6: Zoning

Attachment 1:
Excerpt from Schedule H, showing building envelope for Lot 2, 66M-2331



Schedule H

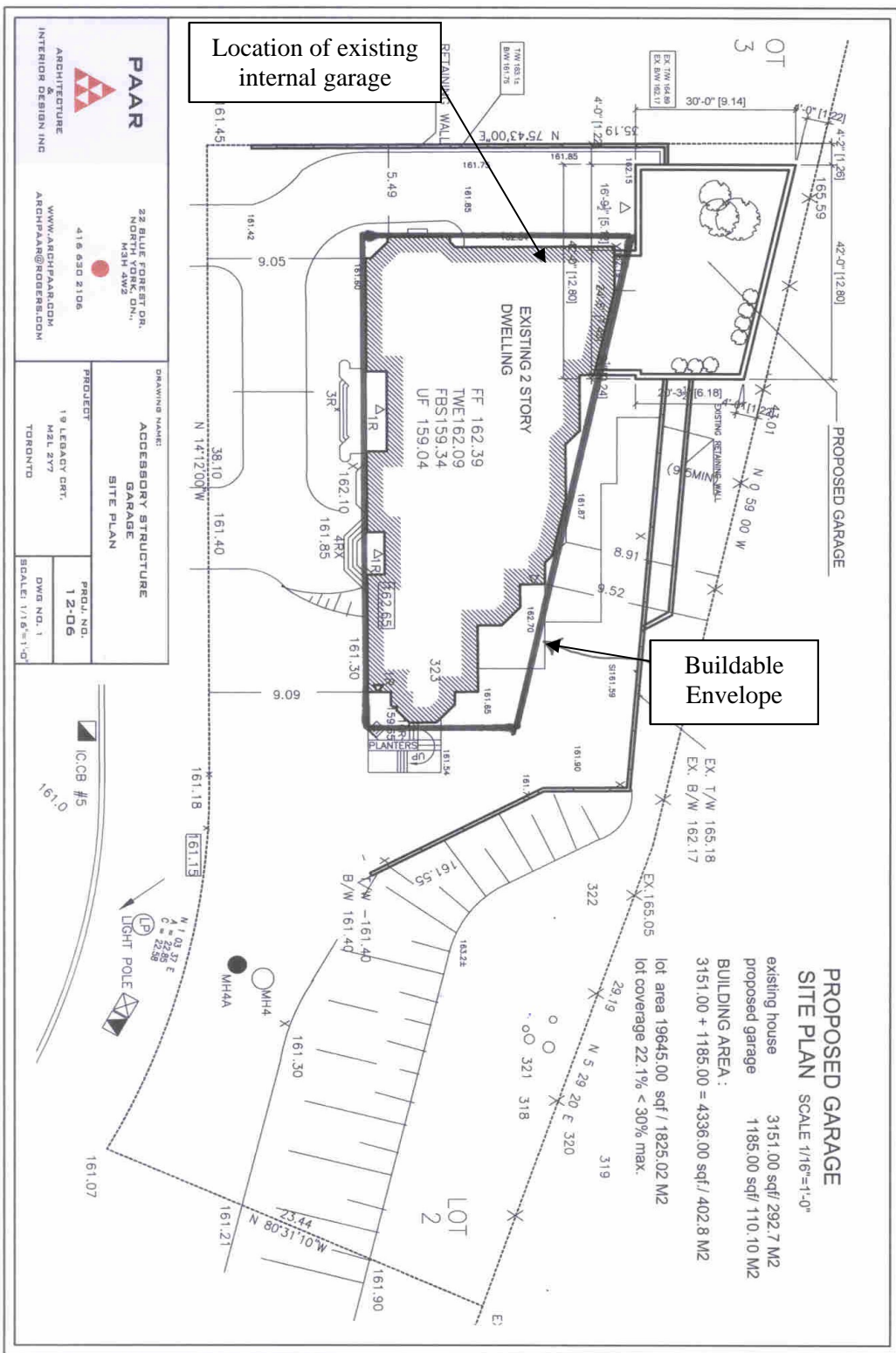
Applicant's Submitted Drawing

Not to Scale
05/02/07

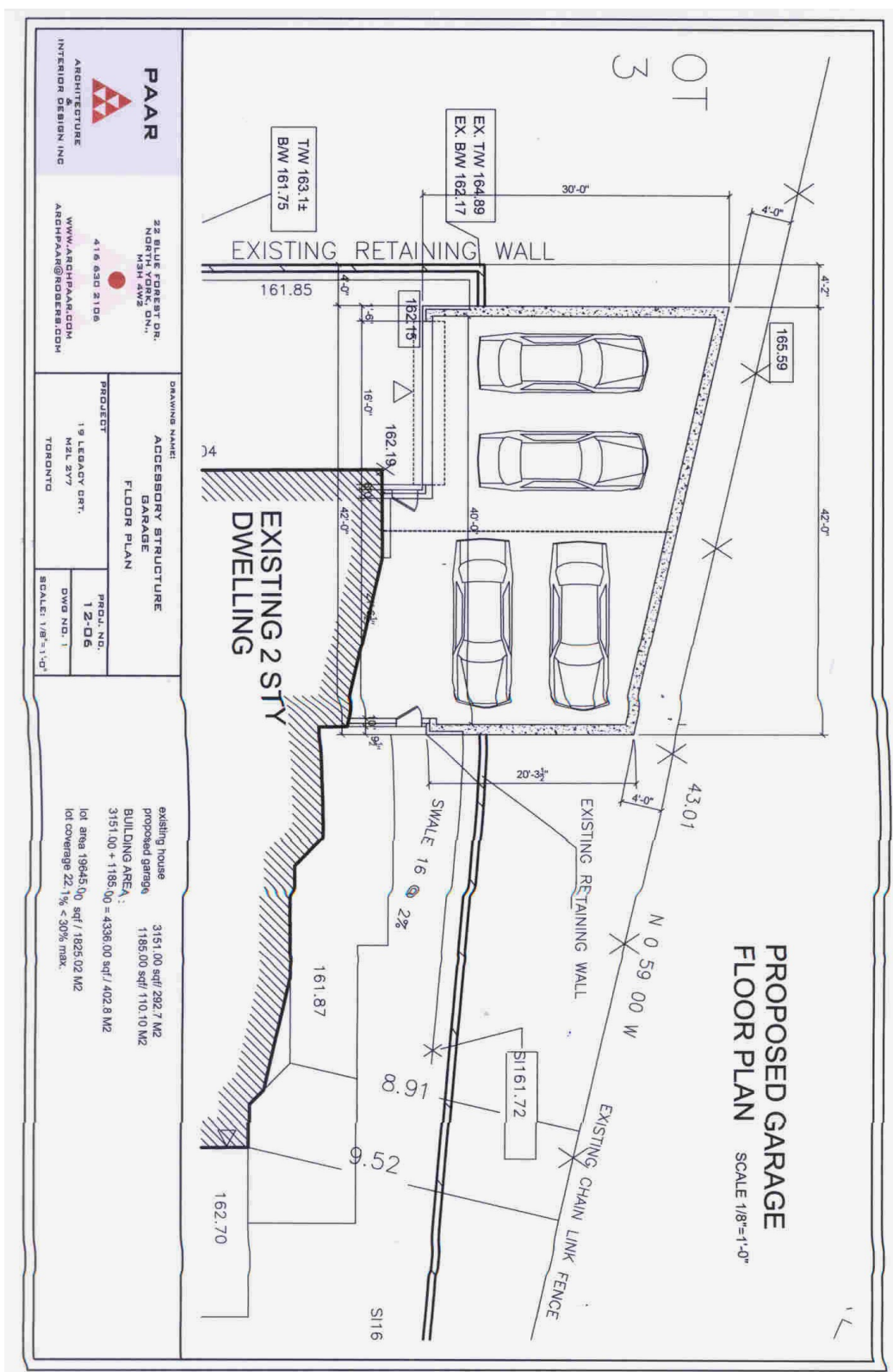


19 Legacy Court

Attachment 2: Proposed Site Plan



Attachment 3: Proposed Floor Plan

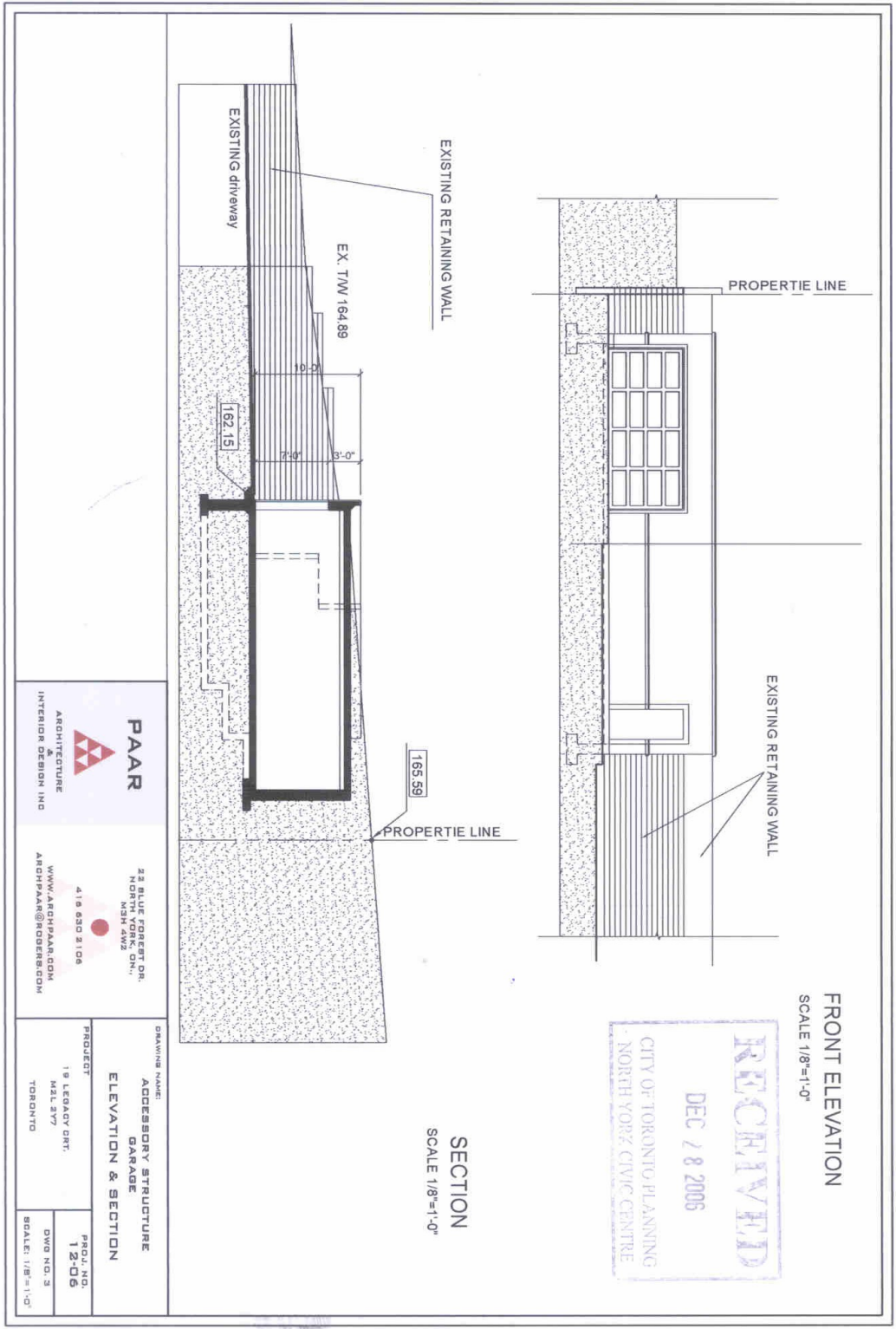


PAAR ARCHITECTURE
 INTERIOR DESIGN INC.
 22 BLUE FOREST DR.,
 NORTH YORK, ON,
 M2M 1K6
 416.630.2108
 WWW.PAARARCH.COM
 ARCHPAAR@ROBBERSDOH

DRAWING NAME: ACCESSORY STRUCTURE GARAGE FLOOR PLAN
 PROJECT: 19 LEGACY DR.,
 WIL 217,
 TORONTO
 PROJ. NO. 1-2-06
 DWG NO. 1
 SCALE: 1/8"=1'-0"

existing house 3151.00 sqft / 292.7 M2
 proposed garage 1185.00 sqft / 110.10 M2
 BUILDING AREA:
 3151.00 + 1185.00 = 4336.00 sqft / 402.8 M2
 lot area 19845.00 sqft / 1825.02 M2
 lot coverage 22.1% < 30% max.

Attachment 4: Proposed Elevation/Section



Attachment 5: Conceptual Drawing of Garage



Attachment 6: Zoning

