Drainage problems related to lack of Site Plan Approvals for properties on Sheppard Ave East

**Date:** April 26, 2012

**To:** North York Community Council

**From:** Director of Toronto Building and Deputy Chief Building Official

**Wards:** Ward 23

**Reference Number:** File No. 2012NY006

**SUMMARY**

This report responds to the Memo from Councillor Filion dated April 13, 2012 and which was adopted at the April 17, 2012 meeting of the North York Community Council, that the Building Division, Planning Division and Municipal Licensing & Standards submit a report for consideration at the May 15, 2012 meeting of the North York Community Council as to how flooding occurred in the backyards of residential properties on Granlea Road due to failure by the City to obtain Site Plan Agreements for the abutting businesses on Sheppard Avenue East.

**FINANCIAL IMPACT**

There are no financial implications resulting from the adoption of this report.

**DECISION HISTORY**

North York Community Council, at its meeting on April 27, 2012:

1. Requested a report from the Building Division, Planning Division and Municipal Licensing & Standards on how this situation occurred, why staff in the various Divisions were unable to find a solution, what solution they have
so that situations such as this do not reoccur and any action that can be taken by Community Council or City Council to assist in this matter and that the requested report be submitted for consideration by the North York Community Council at its meeting on May 15, 2012.

**COMMENTS**

Due to the complexity of the issues involved, including the fact that the change of use occurred in 2008, Toronto Building has commenced discussions with the City Solicitor, City Planning and Municipal Licensing and Standards regarding possible courses of action.

In order to provide a complete response, a supplementary report will be submitted for consideration of the North York Community Council once the information from the City Solicitor and commenting Divisions has been received and reviewed.

This information report has been prepared in consultation with City Planning and Municipal Licensing and Standards.

**CONTACT**

Edward Tipping, Director and Deputy Chief Building Official, North York District
Tel. (416) 395-7518, Fax, (416) 394-2506; e-mail ttipping@toronto.ca

Allen Appleby, Director, Community Planning, North York District
Tel. (416) 395-7170, Fax, (416) 395-7149; e-mail aappleby@toronto.ca

Eletta Purdy, District Manager, Municipal Licensing and Standards, North York District
Tel. (416) 395-7020, Fax, (416) 395-7056; e-mail eapurdy@toronto.ca

**SIGNATURE**

Edward Tipping, Director and Deputy Chief Building Official, North York District
Tel. (416) 395-7518, Fax, (416) 394-2506; e-mail ttipping@toronto.ca