



**STAFF REPORT  
INFORMATION ONLY**

**Chronology of Driveway Approval – 1150 Broadview Avenue**

<b>Date:</b>	August 22, 2014
<b>To:</b>	City Council
<b>From:</b>	General Manager, Transportation Services Chief Building Official & Executive Director, Toronto Building
<b>Wards:</b>	Ward 29, Toronto-Danforth
<b>Reference Number:</b>	P:\2014\Cluster B\TRA\Toronto and East York District\TOP\CC2014155te2.top.doc

**SUMMARY**

---

As requested by Toronto and East York Community Council on August 12, 2014, this report details the chronology of events and relevant By-law dates with respect to the issuance of the access permit and building permit for 1150 Broadview Avenue.

The City Solicitor has been consulted on the preparation of this report.

**Financial Impact**

There are no financial implications with receipt of this report.

**DECISION HISTORY**

Toronto and East York Community Council, at its meeting of August 12, 2014, among other things, requested the Director, Transportation Services, Toronto and East York District, in consultation with the City Solicitor and the Chief Building Official and Executive Director, to submit a report directly to City Council on August 25, 2014 on a chronology of events and relevant By-law dates with respect to the issuance of the access permit and building permit for 1150 Broadview Avenue. (Item TE34.51)

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.51>

**ISSUE BACKGROUND**

Please refer to the July 24, 2014 staff report from the Deputy City Manager, Cluster B, entitled "Hillside Drive, south of Gamble Avenue – Green Street Project and Permanent Closure to Vehicular Traffic Portion of East Limit of Hillside Drive".

## COMMENTS

Following is a chronology of events with respect to the building permit, and access permit, issued for 1150 Broadview Avenue, which allowed the construction of the driveway to Hillside Drive:

Date	Transportation Services	Toronto Building
Nov. 12, 2012	Application received by Transportation Services for construction permit for a driveway access for a 2 car garage from DNA Design for 1150 Broadview Avenue	
Nov. 15, 2012	Application circulated within Transportation Services, ECS Surveys and Mapping, Toronto Buildings	
Nov. 21, 2012		Application received by Toronto Building to construct a two (2) storey side and rear addition, second storey addition, interior alterations, underpinning, rear deck, rear basement walkout, and front porch. [12-282964 BLD 00]
Nov. 26, 2012		Toronto Building provided a deficiency notice to DNA Design requesting detailed building permit plans and calculations to determine extent of demolition proposed. [12-282964 BLD 00]
Dec. 3, 2012		A separate Building Permit application received by Toronto Building through the Residential Fastrack program to construct a new rear yard detached double garage. [12-287919 BLD 00]
Dec. 4, 2012		Revised permit plans received from DNA Design in response to deficiency notice [12-282964 BLD 00] dated November 26, 2012
Dec. 5, 2012		Toronto Building provided a further deficiency notice to DNA Design based on December 4 <sup>th</sup> re-submission which established detailed areas of non compliance for the proposed construction under the Ontario Building Code and Zoning By-law No. 6752, as

<b>Date</b>	<b>Transportation Services</b>	<b>Toronto Building</b>
		amended. [12-282964 BLD 00]
Dec. 7, 2012	Toronto Building advised zoning review required, access application not approved at this time	
Dec. 19, 2012		Revised permit plans received from DNA Design in response to deficiency notices [12-282964 BLD 00] dated November 26, 2012 which addressed zoning deficiencies only.  Building permit [12-287919 BLD 00], applied for December 3, 2012, issued as of right through the Residential Fastrack program to construct a new rear double detached garage which included a condition for Transportation Services curb cut approval from Hillside Drive.
Dec. 21, 2012		Zoning compliance confirmed from revised permit plans submitted December 19, 2012 from DNA Design for building permit application. [12-282964 BLD 00]
Jan. 2, 2013		Ontario Building Code compliance determined by Toronto Building. [12-282964 BLD 00]
Jan. 2, 2013		Building permit [12-282964 BLD 00] issued as of right for a two (2) storey side and rear addition, second storey addition, interior alterations, underpinning, rear deck, rear basement walkout, and front porch.
Jan. 9, 2013	Revised drawings requested and received showing trees impacted by driveway construction, circulated to Urban Forestry	
Jan. 11, 2013	Urban Forestry advised that 2 trees at rear of property are not of size and do not require a permit for removal.	
Mar. 22, 2013		Revised building permit application under [12-282964 BLD 00] received by Toronto Building to convert garage space to habitable space and additional alterations to interior layouts and

<b>Date</b>	<b>Transportation Services</b>	<b>Toronto Building</b>
		openings. [12-282964 BLD-01]
Apr. 3, 2013		Toronto Building provided a combined deficiency notice to DNA Design which established detailed areas of non compliance for the proposed revised construction under the Ontario Building Code and Zoning By-law No. 6752, as amended. [12-282964 BLD 01]
May 17, 2013	Toronto Buildings confirmed that they had issued a lawful permit to construct a detached rear garage adjacent to Hillside and applicant had revised their building application to remove the garage facing Broadview Avenue and thus would be required to remove and reinstate their existing access on Broadview Avenue	
May 21, 2013	Transportation requested revised drawings showing removal of driveway to Broadview Avenue	
May 27, 2013		Revised permit plans received from DNA Design in response to combined deficiency notice [12-282964 BLD 01] dated April 03, 2013.  Building permit revision [12-282964 BLD 01] issued as of right to convert garage space to habitable space and additional alterations to interior layouts and openings. The issued revised building permit plans included a condition that the driveway located at the front with access to Broadview Ave be removed and landscaping be provided.
May 28, 2013	On-site meeting with Councillor, Transportation Services staff, and residents of Hillside Drive	
Sept. 13, 2013	Cost estimate for driveway curb cut provided by TEY District Surface Maintenance staff	
Sept. 23, 2013	Payment received and access permit issued to DNA Design for driveway installation on Hillside Drive for a 2	

Date	Transportation Services	Toronto Building
	car garage at 1150 Broadview Avenue.	
Nov. 7, 2013	Transportation Services Contractor implemented driveway curb cut	
Nov 21, 2013	Transportation, Toronto Buildings, MLS inspection of driveway construction, in particular the slope of the driveway and culvert installation.	
Nov. 26, 2013	Construction Permit re-issued with additional requirement to enter into an encroachment agreement with the City of Toronto for the drainage culvert and wooden retaining walls associated with the driveway.	
Jul. 10, 2014		Revised building permit application under [12-287919 BLD 00] received by Toronto Building through the Residential Fastrack Program to relocate door, add a non load bearing post and revise design to include two sectional overhead doors rather than one larger overhead door . Also to Remove one man door and add window, change the direction of roof joists, change exterior cladding and add a water bib. [12-287919 BLD 01]
Jul. 17, 2014		Building permit revision [12-287919 BLD 01] applied for July 10, 2014 issued as of right through the Residential Fastrack Program.

## CONTACTS

Jacqueline White, P. Eng.  
 Director, Transportation Services  
 Toronto and East York District  
 Phone: (416) 392-7714  
 Email: [jwhite@toronto.ca](mailto:jwhite@toronto.ca)

Mario Angelucci  
 Director, Toronto Buildings  
 Toronto and East York District  
 Phone: (416) 392-7523  
 Email: [mangeluc@toronto.ca](mailto:mangeluc@toronto.ca)

## SIGNATURE

---

Stephen Buckley  
 General Manager, Transportation Services

---

Ann Borooah  
 Executive Director & Chief Building  
 Official, Toronto Buildings

