

Review of Garage Length - 320 Brookdale Ave.

Date: December 15, 2016
To: North York Community Council
From: Director of Toronto Building and Deputy Chief Building Official
Wards: Eglinton-Lawrence - Ward 16

SUMMARY

This report is provided to the North York Community Council for information.

At their meeting of October 13, 2016, the North York Community Council requested that the Chief Building Official/Executive Director, Toronto Building, review the drawings for the site at 320 Brookdale Avenue and ascertain whether the garage was built as per the approved drawings and report back to the January 17, 2017 meeting of the North York Community Council.

RECOMMENDATIONS

The Toronto Building Division recommends that the North York Community Council receive the report for information.

FINANCIAL IMPACT

No financial impact.

DECISION HISTORY

In a report from the Manager, Right of Way Management, Transportation Services denied a request by the owner of a single family dwelling located at 320 Brookdale Avenue for a front yard parking space. The owner appealed the decision of Transportation Services to the North York Community Council. In its decision of October 13, 2016, the North York Community Council deferred consideration of the report from Transportation Services and requested that the Chief Building Official/Executive Director, Toronto Building, review the drawings for the site and

ascertain whether the garage was built as per the approved drawings and report back to the January 17, 2017 meeting of the North York Community Council.

COMMENTS

Toronto Building visited the property at 320 Brookdale Avenue and made a number of measurements of the garage. A comparison of these measurements to those shown on the approved/issued permit drawings are summarized below.

Outside garage length shown on permit plans: 19'-9"
Outside garage length measured on site: 19'-10"

Inside garage length shown on permit plans: 18'-5"
Inside garage length measured on site: 18'-0"
Minimum garage length required by Zoning Bylaw: 18'-5"

The above measurements show that the actual outside length of the garage closely matches that on the approved/issued drawings but there is a discrepancy between the actual inside length.

Although the actual wall thickness was not measured, it's clear that the walls were constructed with a thicknesses that is greater than what is shown on the permit plans and thus reducing the inside length of the garage from 18'-5" to 18'-0".

CONTACT

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SIGNATURE

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ATTACHMENTS

None