

Appeal - Angled Driveway Widening - 178 Old Orchard Grove (North Toronto)

(City Council on December 14, 15 and 16, 1999, adopted this Clause, without amendment.)

The Toronto Community Council recommends that the request for angled driveway widening parking at 178 Old Orchard Grove be approved, subject to:

- (a) the parking area not exceeding 2.6 m wide by 5.9 m long;**
- (b) the parking area being paved with semi-permeable paving materials, i.e. ecostone pavers or approved and equivalent paving treatment acceptable to the Commissioner of Works and Emergency Services; and**
- (c) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code.**

The Toronto Community Council submits the following report (November 15, 1999) from the Right of Way Management, Transportation Services, District 1:

Purpose:

To report on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit angled driveway widening at 178 Old Orchard Grove, which does not meet the requirements of the Code. As this is an appeal, it is scheduled as a deputation item.

Financial Implications and Impact Statement:

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

Recommendation:

It is recommended that:

- (1) City Council deny the request for an exemption from the by-law to permit angled driveway widening at 178 Old Orchard Grove, as such a request does not comply with Chapter 248 of the former City of Toronto Municipal Code;

OR

- (2) City Council approve the request for angled driveway widening parking at 178 Old Orchard Grove, subject to:
 - (a) the parking area not to exceed 2.6 m wide by 5.9 m long;
 - (b) the parking area being paved with semi-permeable paving materials, i.e. ecostone pavers or approved and equivalent paving treatment acceptable to the Commissioner of Works and Emergency Services; and
 - (c) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code.

Background:

Councillor Michael Walker, in his communication of July 28, 1999, requested an exemption from the by-law to permit angled driveway widening at 178 Old Orchard Grove, as requested by the owner.

Comments:

Ms. Margot Bookman, owner of 178 Old Orchard Grove, Toronto, Ontario M5M 2E5, was approved of driveway widening on December 11, 1998 to park perpendicular to the sidewalk fronting the property.

In a letter dated March 24, 1999, Mr. Rick Bookman requested that the file be open for 6 months until such time as he is ready to do the construction work.

Driveway widening is currently governed by the criteria set out in Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code. The current criteria of the Code requires that:

- (a) the parking space be perpendicular to the sidewalk;
- (b) in the case where the parking area cannot be located perpendicular to the sidewalk, the entrance to the angled parking area and the parking area must be no closer than 2.0 m to the rear edge of the sidewalk;
- (c) the parking area not exceed an area of 2.6 m wide by 5.9 m long; and
- (d) the parking area be paved using semi-permeable paving materials.

The applicant's proposal for angle parking would include paving of a 1.06 m walkway adjacent to the mutual driveway and additional paving of 5.9 m from the walkway commencing back of the sidewalk.

We have investigated the feasibility of angle parking at this location as per the submitted proposal and have determined that it does not meet the provisions of Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code for the following reasons:

- (a) the required 2.0 m setback from the sidewalk could not be provided as the existing raised flagstone walkway would constrict the space available for the parking pad entrance; and
- (b) the area to be paved exceeds the maximum dimensions of 2.6 m wide by 5.9 m long.

Conclusions:

The owner was given approval for driveway widening in December 1998 for parking perpendicular to the sidewalk fronting 178 Old Orchard Grove.

The proposed angled parking configuration does not meet the requirement of the Code, it is therefore recommended that this request be denied by Council.

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