



**STAFF REPORT
ACTION REQUIRED**

Request for an exemption from the Driveway Entrance Policy for the former North York Wards to allow a variance to the Residential Driveway Entrance Policy for a side yard set-back of 1.0 metre at 15 Walker Road.

Date:	May 29, 2007
To:	North York Community Council
From:	Acting Director, Transportation Services, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	p:\2007\ClusterB\TRA\NorthYork\nycc07053tsny (5122)

SUMMARY

Number 15 Walker Road, will be a new single family detached dwelling with a frontage of approximately 12.19 metres and a depth of 47.54 metres. The proposed driveway entrance does not comply with the policy requirements of a 1.0 metre side yard set-back. The variance requested to the policy is to address requirements that Forestry has advised, in order to respect the tree protection zone.

RECOMMENDATIONS

Transportation Services, North York District recommends:

1. that the proposed driveway variance be approved, as it will address the front yard tree protection zone and would save the City tree from removal.

FINANCIAL IMPACT

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

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

City Council at its meeting of August 1, 2, 3, 4, 2000, approved a Transportation Services Division report, recommending an amended driveway entrance policy for residential properties in the North District.

The policy states that all driveway entrances shall be constructed at a 90-degree angle to the street line with a minimum side yard set-back of 1.0 metres. Where there are obstructions such as trees or utility structures, the applicant must make arrangements to relocate and/or revise the location of the driveway entrance at the applicant's cost.

COMMENTS

The applicant is building a new house and has requested the driveway entrance side yard set-back not be applied so that the existing tree roots can be protected. The driveway set-back variance would save the desirable City tree from removal. Forestry staff have indicated that they would not be in support of the removal of the tree. Other options for construction of the new house were reviewed, but still impacted the tree. The applicant has provided us with a letter of consent from the owners of the abutting property, stating that they have no objections to the driveway entrance remaining along the property line.

We have no objections to the proposal as it addresses Forestry requirements.

Councillor John Filion has been advised of the contents of this staff report.

CONTACT

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SIGNATURE

Pascoal D'Souza, C.E.T.
Acting Director

ATTACHMENTS

Attachment 1 Map – proposal for exemption to the Driveway Entrance Policy
(nycc07053tsny_att1)