



**STAFF REPORT
ACTION REQUIRED**

102 Gates Avenue - Driveway Widening Appeal

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| Date: | April 16, 2007 |
| To: | Toronto and East York Community Council |
| From: | Manager, Right of Way Management, Transportation Services Toronto and East York District |
| Ward: | Beaches-East York - Ward 31 |
| Reference Number: | Te07021te.row |

SUMMARY

This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision.

Transportation Services has assessed an appeal from the owner of 102 Gates Avenue for the parking of a vehicle on the widened portion of the driveway. We do not recommend approval of the parking at this location because it does not meet the requirements of the former City of Toronto Municipal Code. The owner will be given an opportunity to make a deputation before Community Council.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. deny the request for driveway widening at 102 Gates Avenue.

Financial Impact

There is no financial impact to the City as a result of this report.

ISSUE BACKGROUND

The property owner of 102 Gates Avenue, a single family detached home with a mutual driveway, submitted an application for driveway widening at this location. The applicant was advised that the property was not eligible for driveway widening. There is insufficient distance from the back of the sidewalk to the front of the porch to

accommodate his vehicle and the required clearances. The property owner submitted an appeal requesting further consideration of this proposal.

The proposal for driveway widening is shown on Appendix 'A', the property data map is shown on Appendix 'B', digital photos of the property are shown on Appendix 'C'.

COMMENTS

Applicable regulations

At the time of application, driveway widening was governed by the criteria set out in the former City of Toronto Municipal Code Chapter 248, Parking Licences. The relevant provisions include:

- the proposed parking area to be located no closer than 0.31 m to the rear edge of the sidewalk or to any portion of the residential building.

Reasons for not approving

The property does not meet the above criteria for the following reason:

- the required clearance from the sidewalk and the residential building cannot be provided.

Other factors

Permit parking on Gates Avenue is authorized on both sides of the street, within permit parking area 9A. There is one on-street parking permit registered to this address.

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|---------------------------------------|------|---|------|
| Total no. of on-street parking spaces | 2167 | Total permits issued as of April 16, 2007 | 1801 |
| On-street parking permits available | 366 | % of permits allocated | 83% |

On this portion of Gates Avenue, between Westlake Avenue and Chisholm Avenue, there are no properties licensed for driveway widening.

There is no tree on the front yard at this location. A review of this application by Urban Forestry has determined that there is room to plant a large growing native shade tree at this location.

In accordance with the requirements of the Downspout Disconnection Program, a review by Toronto Water has revealed that there are two downspouts at this property that are not feasible to disconnect. There is no suitable drainage area, due to the grass area sloping towards the driveway and public sidewalk.

Alternate recommendations

While the property is not eligible for driveway widening because it does not meet the above-noted requirements of the Municipal Code, the property could meet the other physical requirements of the Code (i.e., landscaping).

Should Community Council decide to grant the appeal for driveway widening at 102 Gates Avenue, it could recommend that:

1. the parking area not exceed 2.2 m by 5.0 m; and
2. the applicant pay all applicable fees and comply with all other criteria set out in the former City of Toronto Municipal Code Chapter 248, Parking Licences.

CONTACT

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SIGNATURE

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ATTACHMENTS

Appendix 'A' - sketch

Appendix 'B' - property data map

Appendix 'C' - photo

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