



STAFF REPORT ACTION REQUIRED

58 Millwood Road – Driveway Widening Appeal

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:	St. Paul's - Ward 22
Reference Number:	Te07025te.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 58 Millwood Road for driveway widening. We do not recommend the approval of driveway widening 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 58 Millwood Road; and
2. request that the owner remove the excess brick paving and restore the area to soft landscaping.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 58 Millwood Road, a two storey semi-detached residence, submitted an application for driveway widening. The applicant was advised that the

application did not meet the requirements of the former City of Toronto Municipal Code for driveway widening, because there is a private driveway that is greater than 2.6 m. This location has a private driveway which measures 3.3 m wide. The property owner subsequently 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' and the applicant's landscape proposal is shown on appendix 'D'.

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 private driveway not exceed 2.6 m in width.

Reasons for not approving

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

- the location has a private driveway that is greater than 2.6 m in width.

Other factors

Permit parking on Millwood Avenue is authorized on the odd side, on a street name basis. There is no on-street parking permit registered to this address.

Total no. of on-street parking spaces	133	Total permits issued as of April 16, 2007	50
On-street parking permits available	83	% of permit allocated	38%

On this portion of Millwood Avenue, between Yonge Street and Acacia Road, there are six properties licensed for driveway widening, one of these properties is licensed for two vehicles. There are nine properties licensed for front yard parking, one of these properties is licensed for two vehicles.

There is no tree on the front yard at this location. A review of this application by Urban Forestry has determined that it would be feasible 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 is one downspout that is not feasible to disconnect as there is no suitable drainage area.

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 requirement of the Code (i.e., setback and landscaping).

Should Community Council decide to grant the appeal for driveway widening at 58 Millwood Road, it could recommend that:

1. the parking area not exceed 2.0 m by 5.0 m;
2. the applicant provide the landscape features substantially in accordance with the plan as shown on Appendix 'D' to the satisfaction of the General Manager of Transportation Services; and
3. 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

Angie Antoniou
Manager, Right of Way Management

ATTACHMENTS

Appendix 'A' - sketch

Appendix 'B' - property data map

Appendix 'C' - photos

Appendix 'D' - applicant's landscape proposal

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