



**STAFF REPORT
ACTION REQUIRED**

182 Milverton Boulevard – Poll Results

Date:	April 16, 2007
To:	Toronto East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	Toronto-Danforth – Ward 29
Reference Number:	Te07004te.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 reports that the results of the poll to determine support for driveway widening at 182 Milverton Boulevard are in favour.

Although the results are in favour of driveway widening, staff do not recommend driveway widening at this location because it does not meet the requirements of the 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 182 Milverton Boulevard.

Financial Impact

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

ISSUE BACKGROUND

The Toronto and East York Community Council, at its meeting of September 13, 2006, deferred consideration of a staff report dated August 28, 2006, entitled “Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening at 182 Milverton Boulevard” and requested the Manager, Right of

Way Management, to conduct a poll, under the current criteria, and report to the Toronto and East York Community Council on the outcome of the poll.

The property owners originally submitted an application for driveway widening in April 1994 and were subsequently approved in accordance with the regulations of the Municipal Code at that time. However, the permit to construct the parking pad was not obtained and the file was closed. The neighbouring property at 180 Milverton Boulevard that shares the same driveway has been approved for driveway widening since 1996.

The proposal for driveway widening is shown on Appendix 'A', the property data map is shown on Appendix 'B' and a digital photo of the property is 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 Licenses. The relevant provisions include:

- a minimum of 50% of the front yard on private property be landscaped open space, of which 30% must be maintained as soft and a minimum of 15% soft landscaping is provided within the City boulevard.

Reasons for not approving

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

- the landscaped open space requirements could not be met.

Poll results

A poll was conducted in accordance with the former City of Toronto Municipal Code Chapter 90, Polling and Notification Procedures. The area polled comprised both sides of Milverton Boulevard from 178 to 188 on the even side and from 177 to 187 on the odd side, including 914 and 916 Greenwood Avenue. The deadline for receiving the ballots was November 6, 2006.

# of ballots mailed out	25	# of ballots in favour	3
# of responses	5	# of ballots opposed	2
# of no responses	20	# of ballots returned by post office	0

Sixty percent of the ballots cast were in favour of this application.

Other factors

Permit parking is authorized on both sides of the street, on an alternating basis, within permit parking area 8E, where as of April 16, 2007, 543 permits have been issued against

a total of 549 spaces available. There is one on-street parking permit registered to this address.

On this portion of Milverton Boulevard, between Frankdale Avenue and Greenwood Avenue, there are two properties licensed for driveway widening, as shown on the property data map, Appendix 'B'. One of these properties is licensed for two vehicles.

A review of this application by Urban Forestry has determined that it would not be feasible to plant a tree at this property.

In accordance with the requirements of the Downspout Disconnection Program, a review by Toronto Water has revealed that there are three downspouts on this property that have been disconnected by the homeowner.

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., setback).

Should Community Council decide to grant the appeal for driveway widening at 182 Milverton Boulevard, it could recommend that:

1. the parking area not exceed 2.2 m by 5.5 m in dimension;
2. the parking area paved with semi-permeable material, such as ecostone pavers or equivalent permeable paving treatment acceptable to 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

Joe Colafranceschi, Supervisor, Right of Way Management
Telephone: 416-392-7564, Fax: 416-392-1058, E-mail: jcolafra@toronto.ca

SIGNATURE

Angie Antoniou
Manager, Right of Way Management

ATTACHMENTS

Appendix 'A' - sketch
Appendix 'B' - property data map
Appendix 'C' - photo

P:\2007\Cluster B\TRA\Toronto and East York\row\te07004te.row - jc