



STAFF REPORT ACTION REQUIRED

452 Crawford Street – Driveway Widening Appeal

Date:	June 11, 2007
To:	Toronto and East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina – Ward 19
Reference Number:	Te07040te.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 452 Crawford Street for driveway widening. We do not recommend 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 452 Crawford Street; 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 452 Crawford Street, a two storey semi-detached residential property with a mutual driveway, submitted an application for driveway widening. The

applicant was advised that the application does not meet the requirements of the former City of Toronto Municipal Code, including clearances from trees. The applicant 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' and 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 Licenses. The relevant provisions include:

- the requirements of the former City of Toronto Municipal Code Chapter 331, Trees, are complied with, a minimum clearance of 1.6 meters from the base of the tree.

Reason for not approving

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

- clearance from base of the tree is less than 1.6 metres.

Other factors

Permit parking on this portion of Crawford Street is authorized on an alternate side basis, within permit parking area 4C. There are no on-street parking permits registered to this address.

Total # of on-street parking spaces	361	Total permits issued as of May 12, 2007	220
On-street parking permits available	141	% of permit allocated	61%

There is a tree in the front yard at this location. A review of this application by Urban Forestry has determined that it would not be feasible to plant an additional tree in the front yard 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 at the front of this property that has been disconnected by the property owner.

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 452 Crawford Street, it could recommend that:

1. the parking area not exceed 2.2 m by 5.7 m in dimension; 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 Licenses.

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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