



STAFF REPORT ACTION REQUIRED

34 Manor Road West – Driveway Widening Appeal

Date:	August 8, 2007
To:	Toronto and East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	St. Paul's - Ward 22
Reference Number:	Te07050te.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 34 Manor Road West 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 34 Manor Road West.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 34 Manor Road West, a single family semi-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 as it does not meet the clearance from the City owned tree, and the landscaped open space required on private property does not meet the requirements of the former City of Toronto

Municipal Code for driveway widening. 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', 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:

- a minimum of 50% of the front yard on private property be landscaped open space, of which 30% must be maintained as soft landscaping and that a minimum of 15% soft landscaping be provided within the City boulevard; and
- the requirements of the former City of Toronto Municipal Code Chapter 331, Trees, are complied with, a minimum clearance of 2.4 metres from the base of the tree.

Reasons for not approving

The property does not meet the above noted criteria for the following reasons:

- the landscaped open space cannot be provided on private; and
- the paved area for the parking pad does not provide the required clearance from the existing tree.

Other factors

Permit parking is authorized on the even side of this portion of Manor Road West, on a street name basis. There is one on-street parking permit registered to this address. In addition, there is one waitlisted applicant for Manor Road West.

Total no. of on-street parking spaces	9	Total permits issued as of August 7, 2007	9
On-street parking permits available	0	% of permits allocated	100%

On this portion of Manor Road West, between Yonge Street and Duplex Avenue, there are twelve properties licensed for driveway widening.

There is a tree in the front yard at this location. A review of this application by Urban Forestry has determined that there is no suitable planting site for an additional tree at this location. Should Toronto and East York Community Council approve this application, a tree security deposit in the amount of \$8,635 is required by Urban Forestry.

In accordance with the requirements of the Downspout Disconnection Program, a review by Toronto Water has revealed that one downspout at this property has been disconnected by the property owners.

Alternate recommendations

Should Community Council decide to grant the appeal for driveway widening at 34 Manor Road West, it could recommend that:

1. the parking area not exceed 2.6 m by 4.5 m in dimension;
2. the applicant supply Urban Forestry a tree security deposit of \$8,635.00 to ensure that the tree is protected;
3. 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
4. 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' - photos
Appendix 'D' - applicant's landscape proposal

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