



STAFF REPORT ACTION REQUIRED

57 Petman Avenue – Driveway Widening Appeal

Date:	August 17, 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:	Te07052te.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 57 Petman Avenue 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 57 Petman Avenue.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 57 Petman Avenue, a two storey 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 the mutual driveway is greater than 2.6 m in width. 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', a digital photo of the property is 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 mutual driveway not exceed 2.6 m in width.

Reason for not approving

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

- the mutual driveway is greater than 2.6 m in width.

Other factors

This property is not located within a permit parking area.

On this portion of Petman Avenue, between Eglinton Avenue East and Soudan Avenue, there are six 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 a 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 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 requirement of the Municipal Code, the property could meet the other physical requirements of the Code, (i.e., setback and landscaping).

Should Community Council decide to grant the appeal for driveway widening at 57 Petman Avenue, it could recommend that:

1. the parking area not exceed 2.4 m by 5.4 m in dimension;
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' – photo

Appendix 'D' – applicant's landscape proposal

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