



**STAFF REPORT
ACTION REQUIRED**

55 Duncannon Drive – Asphalt Paving Appeal

Date:	September 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:	Te07064te.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 55 Duncannon Drive to maintain the existing asphalt paving. We do not recommend approval to maintain the existing asphalt paving 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 to maintain the existing asphalt paving for the approved driveway widening application at 55 Duncannon Drive; and
2. request that the owner remove the existing asphalt paving and repave the area using semi-permeable materials.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 55 Duncannon Drive, a two storey single family detached home with a private driveway, submitted an application for driveway widening at this location. The applicant was advised that the property was eligible for the parking but the existing asphalt paving was to be removed as the former City of Toronto Municipal Code regulations for driveway widening require that the paving be constructed using semi-permeable material. 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:

- parking area paved with semi-permeable material such as ecostone or turf stone or equivalent permeable paving treatment acceptable to the General Manager of Transportation Services.

Reason for not approving

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

- the existing asphalt paving does not meet the City's paving requirements.

Other factors

This property is not located within a permit parking area.

On this portion of Duncannon Drive, between College View Avenue and Eglinton Avenue West, there are four properties licensed for driveway widening. Three of these properties are licensed for two vehicles.

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 addition 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 this property that is feasible for disconnection.

Alternate recommendations

The property is eligible for driveway widening, however, it does not meet the paving requirements of the Municipal Code.

Should Community Council decide to grant the appeal to maintain the existing asphalt paving at 55 Duncannon Drive, it could recommend that:

1. the existing asphalt paving for the driveway widening be approved;
2. the applicant disconnect the downspout in accordance with the requirements of the Downspout Disconnection Program;
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

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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