



**STAFF REPORT  
ACTION REQUIRED**

**107 Soudan Avenue – Driveway Widening Appeal for a  
Second Vehicle**

<b>Date:</b>	September 17, 2007
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Manager, Right of Way Management, Transportation Services Toronto and East York District
<b>Wards:</b>	St. Paul’s – Ward 22
<b>Reference Number:</b>	Te07060te.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 107 Soudan Avenue for the parking of a second vehicle at this location. We do not recommend approval for the parking of a second vehicle 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 for a second vehicle at 107 Soudan Avenue.

**Financial Impact**

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

**ISSUE BACKGROUND**

The property owner of 107 Soudan Avenue, a single family semi-detached home with a mutual driveway, submitted an application for driveway widening for the parking of a second vehicle at this location. The applicant was advised that the property was not

eligible for the parking of a second vehicle because the former City of Toronto Municipal Code Chapter 248 regulations for driveway widening do not permit the licensing of more than one vehicle. The applicant subsequently submitted an appeal requesting further consideration of this proposal. This location was licensed for one vehicle in 1984.

The proposal for driveway widening for the parking of a second vehicle 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 for a second vehicle, 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:

- limit the number of vehicles that can be licensed to one;
- 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;
- the requirements of the former City of Toronto Municipal Code Chapter 331, Trees, are complied with, a minimum clearance of 1.6 metres from the base of the tree; and
- 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.

### **Reasons for not approving**

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

- the application is for the parking of a second vehicle;
- the landscaped open space cannot be provided;
- the paved area for the parking pad does not provide the required clearance from the existing trees; and
- the existing concrete paving does not meet the current City's paving requirements.

### **Other factors**

This property is not located within a permit parking area.

On this portion of Soudan Avenue, between Redpath Avenue and Yonge Street, there are twelve properties licensed for front yard parking and twenty-two properties licensed for driveway widening. Four of these properties are licensed for two vehicles.

There are two trees in the front yard of the property to the south of 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.

In accordance with the requirements of the Downspout Disconnection Program, a review by Toronto Water has revealed that there are two downspouts at this property that are not feasible for disconnection due to no suitable drainage area.

### **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 for a second vehicle at 107 Soudan Avenue, it could recommend that:

1. the parking area for the second parking space not exceed 2.2 m by 5.3 m in dimension;
2. the owner remove the existing concrete paving and re-pave the parking area with semi-permeable paving materials;
3. the applicant pay for the installation of the ramp to service the parking space;
4. 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
5. 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' - photos  
Appendix 'D' - applicant's landscape proposal

P:\2007\Cluster B\TRA\Toronto and East York\row\te07060te.row - se