



**STAFF REPORT
ACTION REQUIRED**

10 Glenayr Road – Driveway Widening Appeal

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| 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 21 |
| Reference Number: | Te07055te.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 10 Glenayr Road 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 10 Glenayr Road;
2. request that the owner:
 - a. remove the excess brick paving and restore the boulevard to soft landscaping, as shown on Appendix ‘D’; and
 - b. install a permanent physical barrier to separate the driveway and the walkway;

3. request that the owner pay \$406.44 for the removal of the unauthorized ramp and reinstate the proper curb.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 10 Glenayr Road, a two storey detached residential property with a private driveway leading to an integral garage, submitted an application for driveway widening for the parking of a second vehicle adjacent to the private driveway at this location. The applicant was advised that this location is not eligible for driveway widening as the property has an existing integral single car garage fronting this property. 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', a digital photo of the property is shown on Appendix 'C' and a sketch showing removal of excessive paving 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:

- prohibit driveway widening where the property has access to an existing parking facility or where adequate space for parking can be provided on the lot.

Reasons for not approving

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

- the property has access to an integral single car garage accessed by an existing private driveway having a width greater than 2.6 m.

Other factors

This property is not located within a permit parking area.

On this portion of Glenayr Road, between Strathearn Boulevard and Millbank Avenue, there is one property 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 it would be feasible to plant an additional tree at this location, subject to the excessive brick paving on the north side of the driveway being removed.

In accordance with the requirements of the Downspout Disconnection Program, a review by Toronto Water has revealed that there are seven downspouts at this property, all of which enter into PVC pipes. Further investigation by Toronto Water prior to disconnection is required.

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 and landscaping).

Should Community Council decide to grant the appeal for driveway widening at 10 Glenayr Road, it could recommend that:

1. the parking area not exceed 2.6 m by 5.2 m in dimension;
2. the downspout disconnections be approved by Toronto Water;
3. the owner remove the excess brick paving on the north side of the driveway, adjacent to 8 Glenayr Road; 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' – photo
- Appendix 'D' – sketch showing removal of excessive paving

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