



**STAFF REPORT
ACTION REQUIRED**

**226 Manor Road East - Driveway Widening Appeal for a
Second Vehicle**

Date:	October 11, 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:	Te07070te.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 226 Manor Road East 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 226 Manor Road East.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 226 Manor Road East, a single family 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 regulations of the former City of Toronto Municipal Code 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 2006.

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', 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 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.

Reason for not approving

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

- the application is for the parking of a second vehicle.

Other factors

This property is not located within a permit parking area.

On this portion of Manor Road East, between Mount Pleasant Road and Forman Avenue, there are two properties licensed for front yard parking, twenty-six properties licensed for driveway widening. Two properties are licensed for commercial boulevard parking and of these, one is licensed for two vehicles and the other is licensed for three 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 a tree at this location.

In accordance with the requirements of the Downspout Disconnection Program, a review by Toronto Water has revealed that there are four downspouts at this property. Three downspouts have been disconnected by the property owners and the other downspout is 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 and landscaping).

Should Community Council decide to grant the appeal for driveway widening for a second vehicle at 226 Manor Road East, it could recommend that:

1. the parking area for the second parking space not exceed 2.1 m by 5.5 m in dimension;
2. the applicant pay for the installation of the ramp to service the parking space;
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' - photo
Appendix 'D' - applicant's landscape proposal

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