



## STAFF REPORT ACTION REQUIRED

### 228 Manor Road East – Driveway Widening Appeal for a Second Vehicle

<b>Date:</b>	October 10, 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>	Te07065te.row

#### SUMMARY

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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 228 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

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**Transportation Services recommends that Toronto and East York Community Council:**

1. deny the request for driveway widening for a second vehicle at 228 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 228 Manor Road East, a two storey 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 1992.

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.

### **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 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 is one downspout at this property that 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 228 Manor Road East, it could recommend that:

1. the parking area for the second parking space not exceed 2.2 m by 4.5 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**

Joe Colafranceschi, Supervisor, Right of Way Management  
Telephone: 416-392-7564, Fax: 416-392-1058, E-mail: jcolafra@toronto.ca

## **SIGNATURE**

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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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