



**STAFF REPORT
ACTION REQUIRED**

**223 Belsize Drive – Driveway Widening Appeal for a
Second Vehicle**

Date:	June 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:	Te07038te.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 223 Belsize Drive for parking a second vehicle adjacent to the existing licensed space adjacent to the mutual driveway. We do not recommend approval of driveway widening for 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 223 Belsize Drive.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 223 Belsize Drive, a two storey detached residential property with a mutual driveway, submitted an application for driveway widening for a second vehicle. This location was licensed for one vehicle adjacent to the mutual driveway on October

24, 2002. The applicant was advised that the former Municipal Code does not permit the licensing of more than one vehicle. The applicant subsequently submitted an appeal requesting further consideration of this proposal.

The proposal for driveway widening for two vehicles 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 Licenses. 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 criteria of the Code for the following reason:

- the proposal is for more than one vehicle.

Other factors

This property is not located within a permit parking area.

On this portion of Belsize Drive, between Hadley Road and Harwood Road, there is one property licensed for front yard parking and there are nine properties licensed for driveway widening. One of these properties is licensed for two vehicles.

There is no tree on 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 Downspout Disconnection Program, a review by Toronto Water has revealed that there is a single downspout at the front of this property that is feasible to be disconnected.

Alternate recommendations

While the property is not eligible for driveway widening for two vehicles 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 223 Belsize Drive, it could recommend that:

1. the parking area for the second vehicle not exceed 2.6 m by 5.0 m in dimension;

2. 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;
3. the applicant pay for the cost of the installation of the permanent ramp to service both parking spaces; 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 Licenses.

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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