



STAFF REPORT ACTION REQUIRED

453 Soudan Avenue – Driveway Widening Appeal for a Second Vehicle

Date:	January 24, 2008
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:	Te08005te.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 453 Soudan Avenue for the parking of a second vehicle. 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 Chapter 248. 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 453 Soudan Avenue.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 453 Soudan Avenue, 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 1994.

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;
- 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; and
- the 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 on private;
- the soft landscaping requirement cannot be provided on City boulevard; and
- the existing concrete paving does not meet the City's paving requirements.

Other factors

Permit parking is authorized on the even side of this portion of Soudan Avenue on a street name basis. There are no on-street parking permits registered to this address.

Total no. of on-street parking spaces	61	Total permits issued as of January 21, 2008	39
On-street parking permits available	22	% of permits allocated	64%

On this portion of Soudan Avenue, between Forman Avenue and Cleveland Street, there are three properties licensed for front yard parking and thirty properties licensed for driveway widening. One of these properties is licensed for two vehicles.

There is no 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 three downspouts on this property, and all three 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 requirement of the Code, (i.e., setback).

Should Community Council decide to grant the appeal for driveway widening for a second vehicle at 453 Soudan Avenue, it could recommend that:

1. the parking area for the second parking space not exceed 2.46 m by 4.60 m in dimension;
2. the applicant remove the existing concrete paving and repave the parking area with semi-permeable paving materials;
3. the applicant remove the excess paving and restore the area to soft landscaping;
4. the applicant pay for the installation of the ramp to service the parking space;
5. 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
6. 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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