

NOTICE OF MOTION**Remedies to address widened driveways on Margaret Rose Court, Richwood Street, Sam Frustagio Drive, Wright Avenue, and John Best Avenue****Moved by: Councillor****F. Nunziata****Seconded by: Councillor****SUMMARY:**

The above-captioned roads are within a Plan of Subdivision for a residential development that straddled the former City of North York and City of York. Two site-specific Zoning By-laws were passed to permit the development, being former City of York By-law 3579-97 and former City of North York By-law 33114. The development has been completed and consists of 172 detached and semi-detached houses, with 106 dwellings located in the former City of York and 66 in the former City of North York.

As the development approached build-out from 1998-2000, the typical landscaping and paving that occurs post occupancy was initiated by the developer. According to some area residents, the contractor that was retained to pave individual driveways offered to widen driveways for a fee, to assist unaware homeowners with enhanced parking movements and access to their front door. The exact cause for all the widened driveways remains unknown.

The issue was originally raised by Transportation Services staff and conveyed to Municipal Licensing and Standards staff in the former North York service district through the subdivision inspection for assumption process. The issue was then assumed by Municipal Licensing and Standards in the Etobicoke York District in 2004, when the service delivery district boundaries were realigned. There have been meetings with area residents and among City staff to understand and assess the non-compliant driveway issue, with a view to addressing the matter.

City staff now require direction to report on addressing the issue.

RECOMMENDATIONS:

1. That City Planning staff:
 - i) review the issue of widened driveways within the above-noted subdivision to determine the extent of non-compliance with zoning regulations; and

- ii) report on the non-compliance issue within the subject subdivision and on appropriate or additional measures in the subdivision approval process and assumption process that would prevent similar outcomes from reoccurring in consultation with appropriate staff including Municipal Licensing and Standards staff and Transportation Services staff.

Date: October 8, 2009