

55 Howie Avenue – Zoning Amendment Application – Further Report

Date:	March 5, 2012
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	Cc12011 (File Number: 10-243375 STE 30 OZ)

SUMMARY

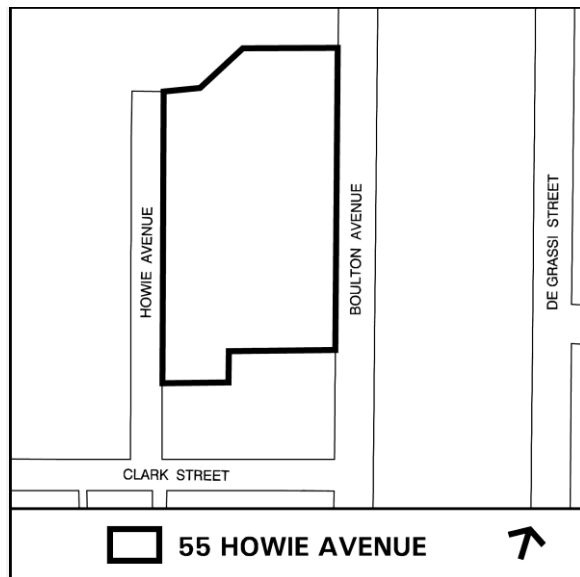
The Toronto and East York Community Council requested the Chief Planner and Executive Director, City Planning, in consultation with the Acting General Manager, Transportation Services, to submit a report directly to City Council for its meeting on March 5, 2012, on the following:

- a. Investigate, as part of the Site Plan approval process, the inclusion of traffic control devices, such as control gates, so as to prevent public cut-through traffic, whilst maintaining appropriate access for residents and visitors of the project, together with adequate fire and emergency access.

RECOMMENDATIONS

The City Planning Division recommends that:

- 1. City Council request the City Planning Division to implement appropriate conditions, as part of the Site Plan Approval process, to facilitate the inclusion of traffic control devices in the future, should they be deemed necessary.



Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The final report recommending approval of the proposed development at 55 Howie Avenue was before Toronto and East York Community Council at its meeting of February 14, 2012 and will be before City Council at its meeting of March 5 and 6, 2012.

ISSUE BACKGROUND

During the community consultation process, residents on Howie Avenue raised concerns with respect to the private driveway proposed as part of the development in that it may be used by non-residents of the new development and hence have the effect of altering traffic patterns on Howie Avenue which is a dead end street.

COMMENTS

The private driveway that is proposed as part of the development provides access to the parking for the proposed houses. The parking is provided at the rear of the houses in private garages and parking pads. In addition, visitor parking to serve the new development is provided on the private driveway. The private driveway is not intended to provide public access between Howie Avenue and Boulton Avenue, but rather to provide access to parking for the development.

This driveway provides an east-west link between Howie Avenue and Boulton Avenue and it is intended that an easement be granted to the City to allow access for garbage trucks and emergency vehicles. This may facilitate an alternative access to properties on Howie Avenue given the narrow pavement width that currently exists on Howie and recognizing that using the private driveway would be a faster means of accessing the houses at the north end of Howie Avenue when trucks are coming south on Boulton Avenue in an emergency.

Emergency Access

The emergency access over the private driveway is proposed to aid the movement of emergency vehicles. The preference of the Fire Services is that unimpeded access be maintained. If bollards were proposed, it would necessitate the fire truck and/or emergency vehicles stopping to cut the locks off before proceeding to the emergency. A control gate would be more problematic as an emergency vehicle may have to break the gate in order to obtain emergency access.

Access to the Proposed Houses

The current proposed unimpeded access via private driveway allows for flexible access to the site from both Boulton Avenue and Howie Avenue and is preferred by Transportation Services and Planning staff. Notwithstanding, staff recognize the potential for cut through traffic as expressed by local residents. In order to dissuade non-residents from using the driveway, design features will be included, as part of the Site Plan Approval process, to

ensure that it does not look like a public road, including narrowing the driveway at both ends, providing a unique paving material and providing signage indicating that it is a private driveway.

In the event that these measures do not have the desired effect, the Site Plan Approval will contain conditions and financial securities that will provide for the installation of traffic control devices in the future, should it be deemed necessary. The conditions will require that a traffic and pedestrian study be undertaken one year after occupancy of the development to determine if there are problems with cut through traffic and/or pedestrian safety resulting from the full movement driveway. The owner will be required to provide an alternate design that includes traffic control devices to prevent cut through traffic, for review and acceptance by Technical Services, and a cost estimate in order that sufficient financial securities can be obtained by the City to guarantee the installation, if necessary.

CONTACT

Leontine Major, Senior Planner
Tel. No. (416) 397-4079
Fax No. (416) 392-1330
E-mail: lmajor@toronto.ca

SIGNATURE

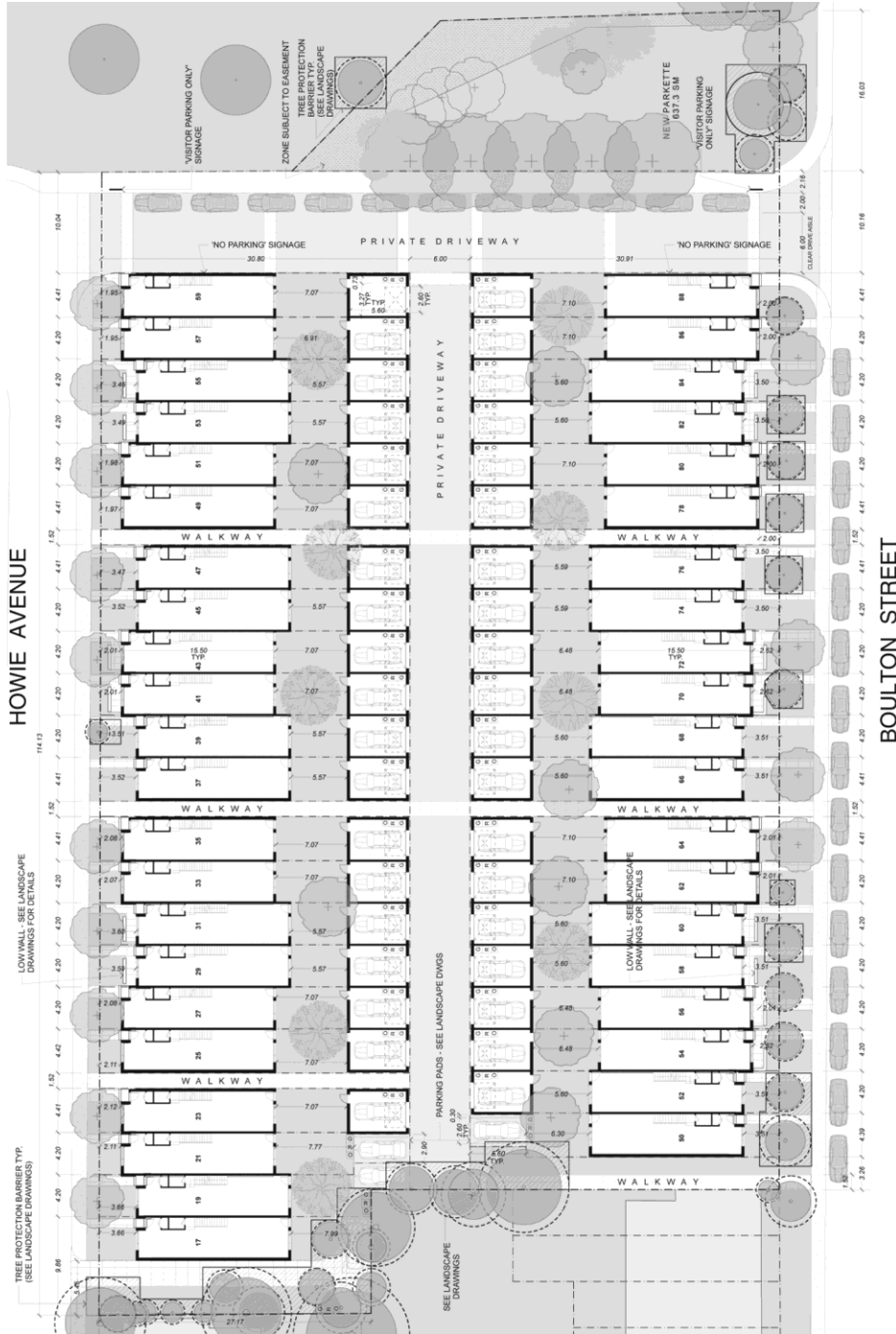
Gary Wright, Chief Planner and Executive Director
City Planning Division

(p:\2011\Cluster B\pln\cc12011.doc) - at

ATTACHMENTS

Attachment 1: Site Plan

Attachment 1: Site Plan



55 Howie Avenue

File # 10 243375 0Z

Site Plan

Applicant's Submitted Drawing

Not to Scale
12/19/2011