



**STAFF REPORT
ACTION REQUIRED**

**11 Ritchie Avenue - Front Yard Parking Appeal for a
Second Vehicle**

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| Date: | January 25, 2007 |
| To: | Toronto and East York Community Council |
| From: | Manager, Right of Way Management, Transportation Services Toronto and East York District |
| Wards: | Parkdale-High Park – Ward 14 |
| Reference Number: | Te07010te.row |

SUMMARY

This report considers an appeal for front yard parking for a second vehicle at 11 Ritchie Avenue.

Staff do not recommend parking of a second vehicle at this location because it does not meet the requirements of the Code. The owner will be given an opportunity to make a deputation before Community Council.

RECOMMENDATIONS

Transportation Services recommends that Council:

1. deny the request for front yard parking for a second vehicle at 11 Ritchie Avenue.

Financial Impact

There is no financial impact.

ISSUE BACKGROUND

The property owner of 11 Ritchie Avenue submitted an application for a second vehicle at this location. This location is currently licensed for one vehicle on private property. The applicant was advised that the current regulations for front yard parking do not permit the licensing of more than one vehicle. The applicant subsequently submitted an appeal requesting further consideration to allow front yard parking for a second vehicle to park in tandem.

COMMENTS

Applicable regulations

Front yard parking is currently governed by the criteria set out in the former City of Toronto Municipal Code Chapter 400, Traffic and Parking:

- limit the number of vehicles that can be licensed to one;
- 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; and
- a formal poll be conducted to determine whether there is neighbourhood support for the application and that such poll has a favourable result.

Reasons for not approving

The property does not meet the criteria of the Code for the following reasons:

- the proposal is for more than one vehicle; and
- the existing asphalt paving does not meet the City's paving requirements.

Poll results

A poll was conducted in accordance with the former City of Toronto Municipal Code Chapter 90, Polling and Notification Procedures. The area polled was on both sides of Ritchie Avenue from 12 to 18 on the even side and from 7 to 25 on the odd side including 431 and 433 Roncesvalles Avenue and 2145 and 2157 Dundas Street West. The deadline for receiving the ballots was October 2, 2006.

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| # of ballots mailed out | 40 | # of ballots in favour | 7 |
| # of responses | 11 | # of ballots opposed | 4 |
| # of no responses | 28 | # of ballots returned by post office | 1 |

The majority of the ballots cast were in favour of this application.

Other factors

This property is located within a permit parking area.

On this portion of Ritchie Avenue, between Roncesvalles Avenue and Dundas Street West, there are four properties licensed for front yard parking, two of which are licensed for two vehicles.

A review of this application has determined that it would be feasible to plant a tree in the front yard at this property.

There is one downspout at the side of this property that is not feasible for disconnection due to no suitable drainage area as required by the Downspout Disconnection Program.

The proposal for front yard parking 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'.

Alternate recommendations

While the property is not eligible for front yard parking because it does not meet the requirements of the Municipal Code, the property could meet the other physical requirements of the Code (i.e., setback and landscaping requirements).

Should your Community Council decide to grant the appeal for front yard parking for a second vehicle at 11 Ritchie Avenue, it could recommend that:

1. the parking areas not exceed 2.6 m by 5.14 m in dimension;
2. the existing asphalt paving be removed and restored with semi-permeable paving materials; and
3. the applicant pays all applicable fees and complies with all other criteria set out in the former City of Toronto Municipal Code Chapter 400, Traffic and Parking.

CONTACT

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SIGNATURE

Angie Antoniou, Manager
Right of Way Management

ATTACHMENTS

Appendix 'A' - sketch
Appendix 'B' - property data map
Appendix 'C' - photos

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