



## STAFF REPORT ACTION REQUIRED

### 15 Colin Avenue - Front Yard Parking Appeal for a Second Vehicle

<b>Date:</b>	January 25, 2007
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Manager, Right of Way Management, Transportation Services Toronto and East York District
<b>Wards:</b>	St. Paul's - Ward 22
<b>Reference Number:</b>	Te07003te.row

#### SUMMARY

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This report considers an appeal for front yard parking for a second vehicle at 15 Colin 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

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**Transportation Services recommends that Council:**

1. deny the request for front yard parking for a second vehicle at 15 Colin Avenue; and
2. the owner be required to remove the existing asphalt paving and restore the area with semi-permeable paving materials, as previously approved.

**Financial Impact**

There is no financial impact.

**ISSUE BACKGROUND**

The property owner of 15 Colin Avenue submitted an application on February 24, 2005 for front yard parking at this location in connection with an addition being constructed within the limits of the driveway. This location was licensed for one vehicle in March 2005 subject to the excess paving being removed and restored to soft landscaping. The

addition was constructed, but the excess paving was not removed as per prior approval. Also, the existing asphalt paving for the parking space was not altered to meet the City’s paving requirements. The applicant was advised that the current regulations for front yard parking do not permit asphalt paving and 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.

## 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;
- the existing asphalt paving does not meet the City’s paving requirements; and
- negative poll results.

### 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 Colin Avenue from 6 to 22 on the even side and from 3 to 23 on the odd side. The deadline for receiving the ballots was August 11, 2006.

# of ballots mailed out	20	# of ballots in favour	3
# of responses	7	# of ballots opposed	4
# of no responses	13	# of ballots returned by post office	0

The majority of the ballots cast were not in favour of this application.

### Other factors

This property is not located within a permit parking area.

On this portion of Colin Avenue, between Chaplin Crescent and Imperial Street, there are no properties licensed for parking.

A review of this application has determined that it would not be feasible to plant an additional tree in the front yard at this property.

Two downspouts at this property have been disconnected by the homeowner in accordance with the requirements of 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' and the applicant's landscape proposal is shown on Appendix 'D'.

### **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 15 Colin Avenue, it could recommend that:

1. the parking areas not exceed 2.4 m by 5.9 m in dimension;
2. the existing asphalt paving be removed and restored with semi-permeable paving materials, as initially approved;
3. 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
4. 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**

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Angie Antoniou  
Manager, Right of Way Management

## **ATTACHMENTS**

Appendix 'A' - sketch

Appendix 'B' - property data map

Appendix 'C' - photos

Appendix 'D' - applicant's landscape proposal

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