



**STAFF REPORT
ACTION REQUIRED**

**637 Lansdowne Avenue – Appeal for Disabled Front
Yard Parking**

Date:	June 11, 2007
To:	Toronto and East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	Davenport - Ward 18
Reference Number:	Te07037te.row

SUMMARY

This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision.

In consultation with Councillor Adam Giambrone and area residents, staff of Transportation Services, Technical Services and City Planning developed a plan to widen sidewalks, improve the pedestrian walking environment, safety, landscaping features and provide a calming effect on vehicular traffic on Lansdowne Avenue, between College Street and Bloor Street West.

The proposed plan will result in the loss of two parking spaces for disabled permit holders located on the east side of Lansdowne Avenue, at Nos. 435 and 637. Councillor Giambrone’s office has advised that the space for 435 Lansdowne Avenue is no longer required. As the resident of 637 Lansdowne Avenue has no other alternate parking arrangements, it was suggested by the Ward Councillor to submit an application for disabled front yard parking for consideration.

Transportation Services has assessed an appeal from the owner of 637 Lansdowne Avenue for disabled front yard parking. We do not recommend approval of disabled front yard parking at this location because the former City of Toronto Municipal Code does not permit the licensing of disabled front yard parking in Ward 18.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. deny the request for disabled front yard parking at 637 Lansdowne Avenue.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Division 2007 Capital Budget	\$6,000.00

ISSUE BACKGROUND

City Council, at its meeting of April 23 and 24, 2007, adopted Clause TE4.80 entitled “Road Alterations, Traffic and Parking Regulations – Lansdowne Avenue, between College Street and Bloor Street West”. As a result, the resident of 637 Lansdowne Avenue will no longer have access to the on-street disabled parking space. Given the circumstances, Councillor Giambrone suggested that the resident submit an application for disabled front yard parking and should it be approved the City assist with the construction of the parking pad on the public right of way during the reconstruction of the street.

The property owner of 637 Lansdowne Avenue, a two story residential freehold townhouse property with no access to on-site parking, submitted an application for disabled front yard parking. The applicant was advised that the former City of Toronto Municipal Code does not permit the licensing of disabled front yard parking in Ward 18.

The proposal for disabled front yard parking 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 existing conditions of the property is shown on Appendix ‘D’.

COMMENTS

Applicable regulations

At the time of application, disabled front yard parking was governed by the criteria set out in the former City of Toronto Municipal Code Chapter 400, Traffic and Parking, which prohibits front yard parking, disabled front yard parking including appeals, in Ward 18.

Reason for not approving

The property is located in Ward 18 where front yard parking is not permitted.

Other factors

On this portion of Lansdowne Avenue, between Whytock Avenue and Bloor Street West, there are no properties licensed for either driveway widening or front yard parking.

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 Downspout Disconnection Program, a review by Toronto Water has revealed that there are two downspouts at the front of the property one was disconnected by the owner the second downspout can not be disconnected due to no suitable drainage area.

Alternate recommendations

Should Community Council decide to grant the appeal for disabled front yard parking at 637 Lansdowne Avenue, it could recommend that:

1. the parking area not exceed 2.9 m by 4.66 m in dimension;
2. the applicant enter into an agreement with the City of Toronto, agreeing to the following:
 - a. the construction of the disabled front yard pad on the right of way, portion of the property is undertaken and completed by the City hired contractor during the reconstruction of Lansdowne Avenue;
 - b. the materials and construction technique be as approved by the General Manager of Transportation Services; and
 - c. the construction of the disabled front yard parking pad on the private portion be the responsibility of the applicant;
3. the applicant agrees that the licence for disabled front yard parking is not transferable; and
4. the applicant pay all other applicable fees and comply 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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ATTACHMENTS

Appendix 'A' – sketch
Appendix 'B' – property data map
Appendix 'C' – photos
Appendix 'D' – sketch showing existing conditions

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