



**STAFF REPORT  
ACTION REQUIRED**

**Front Yard Parking Appeal for a Second Vehicle –  
220 and 222 Kenilworth Avenue – Further Report**

<b>Date:</b>	December 9, 2009
<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>	Beaches-East York - Ward 32
<b>Reference Number:</b>	Te09086te.row

**SUMMARY**

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

The Toronto and East York Community Council, at its meeting of March 26, 2009, deferred indefinitely the report entitled “Front Yard Parking Appeal for a Second Vehicle – 220 and 222 Kenilworth Avenue” (Item TE24.26).

Transportation Services staff met with the applicant and a revised landscape plan was agreed to. The proposal increases the soft landscape area and landscaped open space on the public portion of the property. The landscaped open space and soft landscaping requirements of the private portion continue to meet the Code. To further increase the landscaped open space, the applicants agreed to reduce the size of the parking spaces while still maintaining compliance with the Code and utilizing a “turf stone” type product for the parking pads. They are also eliminating the two separate walkways and instead utilizing a single shared walkway down the middle of the property.

Transportation Services acknowledges that the original report did not identify the specific type of dwelling. At the time of the original application, the Toronto Property System noted that the property was a “residential property with three self contained units”. This appeal is for a second vehicle as per the Committee of Adjustment decision (Appendices ‘B1’ and ‘B2’) to allow the conversion of the integral garage to habitable space. The property will now contain four units at each address and therefore additional parking is required.

## **RECOMMENDATIONS**

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### **Transportation Services recommends that:**

1. should Toronto and East York Community Council grant the appeal for front yard parking at 220 and 222 Kenilworth Avenue, the Alternate Recommendations section of the staff report (March 9, 2009) be deleted and replaced with the amended Alternate Recommendations below:

#### Alternate recommendations (amended):

1. the parking spaces not exceed 2.4 m by 5.9 m in dimension, including the previously licensed spaces;
2. the applicant remove the excess paving and restore the area to soft landscaping, as shown in Appendix 'A' Amended;
3. the applicant remove the existing asphalt paving and re-pave the parking area with a "turf stone" type of permeable material, to the satisfaction of the General Manager of Transportation Services;
4. the applicant pay for the removal of any obsolete ramping;
5. the applicant provide the landscape features substantially in accordance with the plan as shown on Appendix 'A1' and 'A2' Amended, to the satisfaction of the General Manager of Transportation Services;
6. the applicant plant a tree in accordance with the requirements of the City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards. The tree shall be a full shade canopy tree or approved equivalent, to the satisfaction of the General Manager of Parks, Forestry and Recreation. Where and if Urban Forestry has determined that the planting of a tree at this location is not feasible, the applicant shall pay for the planting of a tree, subject to the requirements of the City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards; and
7. the applicant pay all applicable fees and comply with all other criteria set out in the City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards.

### **Financial Impact**

There is no financial impact to the City as a result of this report.

## **ISSUE BACKGROUND**

The Toronto and East York Community Council, at its meeting of March 26, 2009, deferred indefinitely the report entitled “Front Yard Parking Appeal for a Second Vehicle – 220 and 222 Kenilworth Avenue” (Item TE24.26).

## COMMENTS

Transportation Services staff met with the applicant of 220 and 222 Kenilworth Avenue and a revised landscape plan was agreed to. The proposal increases the soft landscape area and landscaped open space on the public portion of the property. The landscaped open space and soft landscaping requirements of the private portion continue to meet the Code. In order to facilitate the increases, the applicants agreed to reduce the size of the parking spaces while still maintaining compliance with the Code and utilizing a “turf stone” type product for the parking pads. They are also eliminating the two separate walkways and are instead utilizing a single shared walkway down the middle of the two properties.

The proposal increases the soft landscape area and landscaped open space as follows:

220 Kenilworth Avenue	Landscaped Open Space on public increases from 34% to 40% Soft Landscaping on public increases from 51% to 83%
222 Kenilworth Avenue	Landscaped Open Space on public increases from 35% to 40% Soft Landscaping on public increases from 57% to 83%

With the revised landscaping proposal, the parking area for the two parking spaces shall not exceed 2.4 m by 5.9 m each in dimension, as shown on Appendix ‘A1 Amended’ and Appendix ‘A2 Amended’, revised April 2, 2009.

## CONTACT

Joe Colafranceschi, Supervisor, Right of Way Management  
Telephone: 416-392-7564, Fax: 416-392-1058, E-mail: jcolafra@toronto.ca

## SIGNATURE

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Angie Antoniou  
Manager, Right of Way Management

## ATTACHMENTS

Appendix ‘A1 Amended’, revised April 2, 2009 – revised landscape plan (220)  
Appendix ‘A2 Amended’, revised April 2, 2009 – revised landscape plan (222)  
Appendix ‘B1’ – Notice of Committee of Adjustment decision (220)  
Appendix ‘B2’ – Notice of Committee of Adjustment decision (222)

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