TORONTO

Memorandum

Transportation Services Division **Etobicoke York District** **Contact: Ashmead Mohammed**
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To: Susanne Pringle, Manager and Deputy Secretary-Treasurer
Committee of Adjustment, Etobicoke York Panel

From: Allan Smithies, Manager, Traffic Planning/R-O-W Management

Date: April 9, 2013

Subject: **VICTOR OSCAR ROSLIN AND VALENTINA ROSLIN**
107 KENNEDY AVENUE
A591/12EYK

The Transportation Services Division reviewed the above-noted minor variance application from a traffic planning perspective and has the following comments.

The subject site is located on the east side of Kennedy Avenue, south of Bloor Street West, in the Bloor Street West/Runnymede Road area of the former City of Toronto (Ward 13). The site is currently occupied by an existing detached residential dwelling that has been converted to consist of four self-contained residential units. The applicant proposes to legalise and maintain the existing four residential units within the existing building.

The Building Division's zoning review indicates that a minimum of four on-site parking stalls are required for the converted dwelling. Zero on-site parking stalls are provided.

Our Right-of-Way Management confirms that the owner currently has one valid licensed front yard parking pad. The tenant in Unit No. 2 has been allocated the front yard parking pad. On-street permit parking is provided along Kennedy Avenue south of Bloor Street West; however, the Right-of-Way Management Section advises that only four on-street permits are currently available for this section of Kennedy Avenue.

The applicant's agent's correspondence indicates that the owners of 107 Kennedy Avenue also own the nearby property at 90 Kennedy Avenue and that two parking stalls for the tenants of 107 Kennedy Avenue have been provided in the following manner:

- The tenant in Unit No. 1 has been allocated a parking stall in the garage at 90 Kennedy Avenue; and
- The tenant in Unit No. 4 has been allocated a parking stall at the rear of 90 Kennedy Avenue.

The agent states that the tenant in Unit No. 3 does not own a vehicle

The agent's correspondence indicates that the allocated parking stall location has been designated in each vehicle-owning tenant's lease agreement.

We note that the subject property is a ±250 metre walk from the TTC Runnymede Subway Station.

Should your Committee or the Ontario Municipal Board see merit in the subject application, we recommend approval subject to the following conditions:

1. The applicant must demonstrate, that the parking stalls allocated to the tenants at 107 Kennedy Avenue are surplus to the parking requirements of 90 Kennedy Avenue, according to Zoning By-law 438-86;
2. The applicant provide a letter to this Division confirming the allocation of parking for the tenants of 107 Kennedy Avenue;
3. The applicant must satisfy the above conditions to the satisfaction of Transportation Services within one year of the Committee of Adjustment or OMB approval; and
4. The subject parking variance expires on the date on which either the property at 107 Kennedy Avenue or 90 Kennedy Avenue is sold by the current owners.

Allan Smithies
Manager, Traffic Planning/R-O-W Management
Transportation Services Division

AM/JM

cc: C. of A.
D. Pardoe
K. Kirk
M. Zagar
Street: 'Kennedy Avenue'