



**STAFF REPORT
ACTION REQUIRED**

Front Yard Parking Appeal – 195 Roslin Avenue

Date:	May 28, 2014
To:	North York Community Council
From:	Manager, Right of Way Management, Transportation Services
Wards:	Don Valley West – Ward 25
Reference Number:	p:/2014/ClusterB/TRA/NorthYork/ny14071

SUMMARY

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

Transportation Services has assessed an appeal from the owner of 195 Roslin Avenue for front yard parking. Front yard parking at this location is not recommended because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

RECOMMENDATIONS

Transportation Services recommends North York Community Council:

1. Deny the request for front yard parking at 195 Roslin Avenue; and
2. Request that the owner install barriers to prevent the unauthorized parking to the satisfaction of the General manager of Transportation Services, as indicated in Appendix 'E', attached to the report dated May 28, 2014, from the Manager, Right of Way Management, Transportation Services.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 195 Roslin Avenue, a single family detached home, submitted an application for front yard parking at this location. The applicant was advised that the property was not eligible for front yard parking because it does not meet the regulations of the City of Toronto Municipal Code Chapter 918. The applicant subsequently submitted an appeal requesting further consideration of this proposal.

The proposal for front yard parking is shown on Appendix 'A', the property data map is shown on Appendix 'B', a digital photo of the property is shown on Appendix 'C', the applicant's landscape proposal is shown on Appendix 'D' and a sketch showing barriers to be installed is shown on Appendix 'E'.

COMMENTS

Applicable regulations

Front yard parking is governed by the criteria set out in the City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards. The relevant provisions include:

- prohibit front yard parking where permit parking is authorized on the same side of the street; and
- a minimum of 50% of the front yard on private property must be landscaped open space, of which 75% must be maintained as soft landscaping.

Reasons for not approving

The property does not meet the above-noted criteria for the following reasons:

- permit parking is permitted on the same side of the street on an alternating basis; and
- the soft landscaping requirement cannot be provided on private property.

Poll results

A poll was conducted in accordance with the City of Toronto Municipal Code Chapter 918-14. The area polled comprised both sides of Roslin Avenue from 157.5 to 225 on the odd side and from 166 to 226 on the even side. The deadline for receiving the ballots was May 6, 2014.

Total owners/tenants/residents polled	116	-----
Returned by post office	0	-----
Total eligible voters (total polled minus returned by post office)	116	100%
No reply	65	56%
Total ballots received (response rate)	51	44%

In favour of parking (of ballots received)	40	78%
Opposed to parking (of ballots received)	9	18%
Spoiled ballots	2	4%

Other factors

Permit parking on Roslin Avenue is authorized on both sides of the street, on a street name basis. There are no on-street parking permits registered to this address.

Total number of parking permits on Roslin Avenue	90	Total permits issued as of November 30, 2013	38
Permits available	52	% of permits allocated	42%

Total number of permit parking spaces on Roslin Avenue, between Ronan Avenue and East End Roslin Avenue	44	Total permits issued to residents as of November 30, 2013	11
Permits available	33	% of permits allocated	25%

A ramp installation does not affect the on-street permit parking.

On this portion of Roslin Avenue, between Ronan Avenue and East End of Roslin Avenue, there are 10 properties licensed for front yard parking.

There is a tree in the front yard at this location. A review of this application by Urban Forestry has determined that there is no suitable planting site for an additional tree at this location.

Alternate recommendations

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

Should Community Council decide to grant the appeal for front yard parking at 195 Roslin Avenue, it could recommend that:

1. the parking area be 2.6 metres by 5.4 metres in dimension;
2. the applicant pay for the installation of the ramp to service the parking space;
3. the applicant disconnect any downspouts, if feasible, or seek an exemption from Toronto Water in accordance with the requirements in Chapter 681-11(S);

4. the applicant pay the enforcement fee of \$670.28 (HST included) since the parking pad was constructed before the submission of the application and without authorization from the City;
5. the applicant provide the landscape features substantially in accordance with the plan as indicated in Appendix 'D', attached to the report dated May 28, 2014, from the Manager, Right of Way Management, Transportation Services, to the satisfaction of the General Manager of Transportation Services; and
6. 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.

CONTACT

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SIGNATURE

Andre Filippetti
Manager, Right of Way Management

ATTACHMENTS

Appendix 'A' - sketch
Appendix 'B' - property data map
Appendix 'C' - photo
Appendix 'D' - applicant's landscape proposal
Appendix 'E' - sketch showing barriers to be installed