

**STAFF REPORT**
Committee of Adjustment
Application

Date:	November 4, 2016
To:	Chair and Committee Members of the Committee of Adjustment, Toronto and East York District Anita MacLeod, Manager & Deputy Secretary-Treasurer, Toronto and East York District
From:	Andre Filippetti, Manager Right of Way Management, Transportation Services, Toronto and East York District
Wards:	Ward 29 - Toronto-Danforth
Reference:	File No. A0829/16TEY Address: 27 Baltic Avenue Application to be heard: November 9, 2016

RECOMMENDATION

Staff recommend that both variances related to the proposed parking space fronting the dwelling be refused; and,

Require that the area of the private driveway that has been rendered obsolete be removed, the area be restored to soft landscaping, and the property owner pay for the removal of the obsolete ramp and replace the sidewalk with a full face curb.

APPLICATION

To construct a new two-storey detached dwelling.

COMMENTS

This is in reference to the application by the owners of the above-noted property.

The following transportation related variances to the Zoning Bylaw are requested:

1. Chapter 10.5.80.10.(3), By-law 569-2013

A parking space may not be located in a front yard or a side yard abutting a street.

The parking space will be located in the front yard.

2. Section 6(3) Part IV 1(E), By-law 438-86

A motor vehicle parking space is not permitted to be located between the front wall of the building and the front lot line.

The parking space will be located between the front wall of the building and the front lot line.

The proposed parking space will be situated totally on private property.

The property has a 6.1 metres wide public laneway at the rear of the property that can be used for access to a potential parking space in the rear yard.

Under the Municipal Code Chapter 918, the property would not qualify for a front yard parking licence due to the rear laneway.

Under the circumstances, Right of Way Management staff recommend that the variance regarding the proposed parking space be refused.

Should the parking variances be refused, staff would request that the obsolete driveway be restored to green space and the obsolete ramp be removed by restoring the sidewalk to full face curb.

For further information in connection with any work on the City boulevard and for the payment of the removal of the ramp, the applicant can contact the Right of Way Management Section, Construction Activities at 392-7877.

CONTACT

Nino Pellegrini

Supervisor, Right of Way Management

Off Street Parking

Tel: 416-392-7564

Fax: 416-392-1058

E-mail: npellegr@toronto.ca



FOR

Andre Filippetti

Manager Right of Way Management

Transportation Services

Toronto and East York District

NP-CofA-27BalticAv.docx