



**STAFF REPORT
ACTION REQUIRED**

**Front Yard Parking Appeal – 82 Lawrence Avenue West
Supplementary Report**

Date:	April 21, 2016
To:	North York Community Council
From:	Manager, Right of Way Management, Transportation Services
Wards:	Eglinton-Lawrence – Ward 16
Reference Number:	<i>p:/2016/ClusterB/TRA/NorthYork/ny16057</i>

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 82 Lawrence Avenue West 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.

At its meeting of April 5, 2016, the North York Community Council deferred consideration of item NY13.10 Front Yard Parking Appeal – 82 Lawrence Avenue West. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY13.10> .

The report was deferred for staff to review the landscape proposal with the applicant and recommend additional soft landscaping.

RECOMMENDATIONS

Transportation Services recommends that North York Community Council:

1. Deny the request for front yard parking at 82 Lawrence Avenue West; and

2. Request that the owner install a barrier to prevent the unauthorized parking to the satisfaction of the General Manager of Transportation Services, as indicated in Appendix 'D', attached to the report dated April 21, 2016, 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 82 Lawrence Avenue West, 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.

This supplementary report is being submitted as per the deferral of item NY16041, by North York Community Council on April 5, 2016, staff met with the applicant and a revised landscape proposal was prepared. The revised proposal increases the soft landscaping on private property from 29% to 68%.

The revised proposal for front yard parking is shown on Appendix 'A' and a sketch showing the installation of a barrier is shown on Appendix 'D'.

COMMENTS

Reasons for not approving

Although the property owner has modified the landscaping proposal for the area by increasing soft landscaping, the property still does not meet the criteria of the Code for the following reasons:

- the property is fronting a major arterial road;
- the soft landscaping requirement cannot be provided on private property and the City boulevard; and
- the proposed parking space is not adjacent to the mutual driveway.

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 requirement of the Code, (i.e., setback).

Should Community Council decide to grant the appeal for front yard parking at 82 Lawrence Avenue West, it could recommend that:

1. the parking area be a minimum of 2.2 metres in width and not exceed 2.4 metres and a minimum of 5.3 metres and not exceed 5.9 metres in length;
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 \$701.82 (HST included) since the parking pad was constructed prior to the submission of the application and without authorization from the City;
5. the applicant provide the landscape features substantially in accordance with the revised sketch as indicated in Appendix 'A', attached to the report dated April 21, 2016, 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

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ATTACHMENTS

Appendix 'A' – revised sketch
Appendix 'D' - sketch showing barrier to be installed