

Front Yard Parking Appeal – 220 Roselawn Avenue

Date: April 5, 2017
To: North York Community Council
From: Manager, Right of Way Management, Transportation Services
Toronto and East York District
Wards: Ward 16 – Eglinton-Lawrence

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 220 Roselawn 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 in that permit parking is permitted on the same side of the street and the installation of the ramp results in the loss of an on-street permit parking space. The owner will be given an opportunity to make a deputation before Community Council.

RECOMMENDATIONS

The Manager, Right of Way Management, Transportation Services Toronto and East York District recommends that:

1. North York Community Council deny the request for front yard parking at 220 Roselawn Avenue.

FINANCIAL IMPACT

There is no financial impact resulting from the adoption of the recommendations in this report.

DECISION HISTORY

The property owner of 220 Roselawn Avenue, a single family semi-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 Attachment 'A', and digital photo of the property is shown on Attachment 'B'.

COMMENTS

Applicable regulation

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 provision includes:

- prohibit front yard parking where permit parking is authorized on the same side of the street and the installation of the permanent ramp results in the loss of an on-street permit parking space.

Reason for not approving

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

- permit parking is permitted on the same side of the street and the installation of a permanent ramp to service the proposed parking space will result in the loss of one on-street permit parking space.

Polling results

A poll was conducted in accordance with the City of Toronto Municipal Code Chapter 918-14. The deadline for receiving the ballots was January 20, 2017. A total of 64 ballots were received by voters, and 32 ballots (50%) were returned, of which 30 (94%) were favourable to the application. As the poll did meet the minimum response rate and the majority of the ballots returned were in favour of this application, the poll is deemed to be a positive poll.

Other Factors

Permit parking on Roselawn Avenue is authorized on the even side, on a street name basis, with 92 spaces, of which 55 permits issued. In this block there are 19 spaces and 12 permits (63%) have been issued to residents on the block.

As of March 30, 2017, there is one on-street parking permit registered to this address.

The installation of a permanent ramp at this location will result in the loss of one on-street permit parking space.

On this portion of Roselawn Avenue, between Rosewell Avenue and Avenue Road, there are 21 properties licensed for front yard parking.

There is an ornamental tree in the front yard at this location. And there is no suitable planting site for an additional tree.

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/landscaping.).

Should Community Council decide to grant the appeal for front yard parking at 220 Roselawn Avenue, it could recommend that:

1. the parking area be a minimum of 2.2 metres in width and not exceed 2.6 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 permanent 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 provide the landscape features substantially in accordance with the plan as indicated in Attachment 'A', attached to the report dated April 5, 2017, from the Manager, Right of Way Management, Transportation Services, to the satisfaction of the General Manager of Transportation Services; and
5. 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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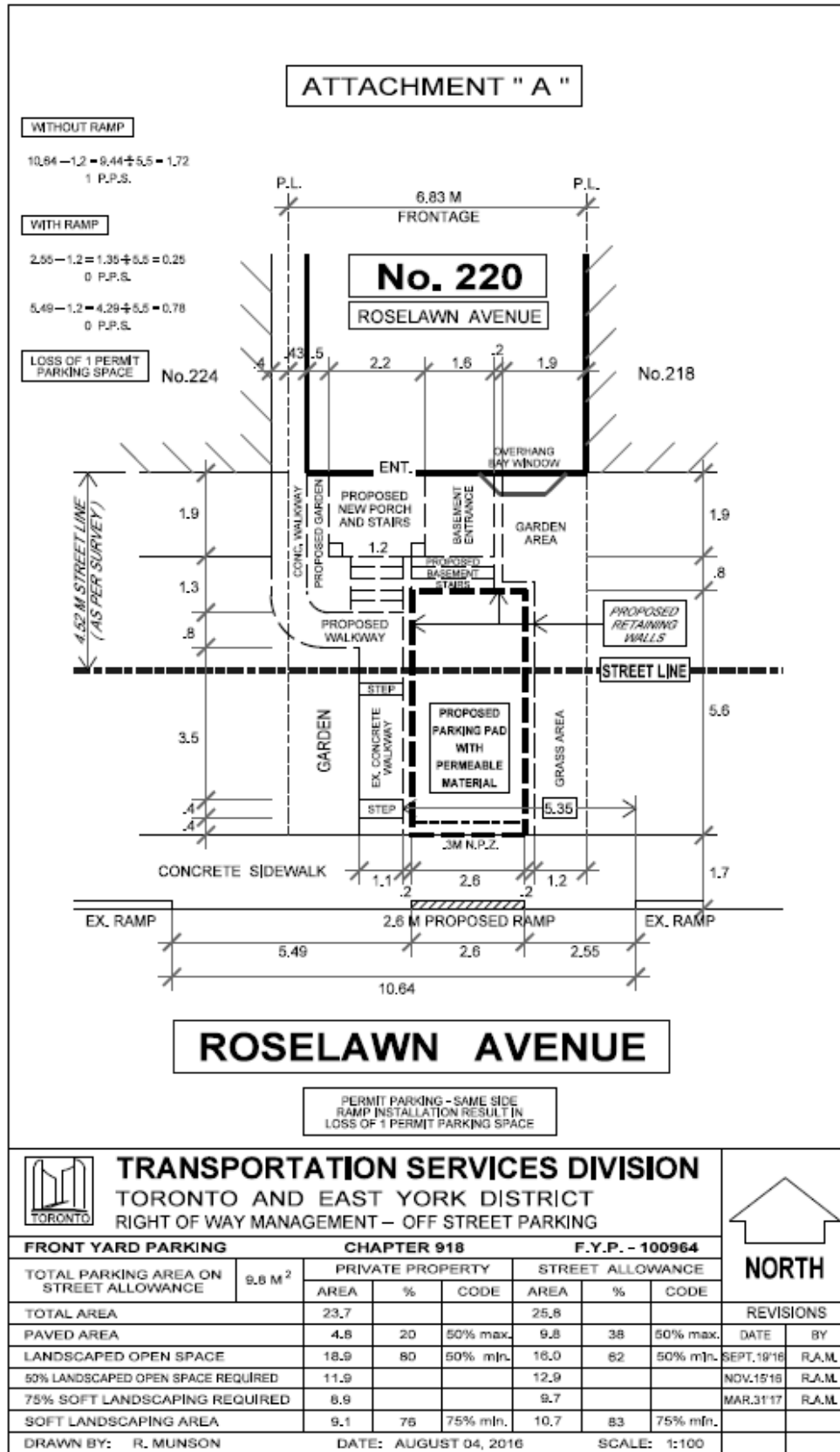
SIGNATURE

Andre Filippetti
Manager, Right of Way Management

ATTACHMENTS

Attachment 'A' - sketch
Attachment 'B' - photo

Attachment A - Front yard parking proposal - 220 Roselawn Avenue



Attachment B – Photo of Front Yard at 220 Roselawn Avenue

