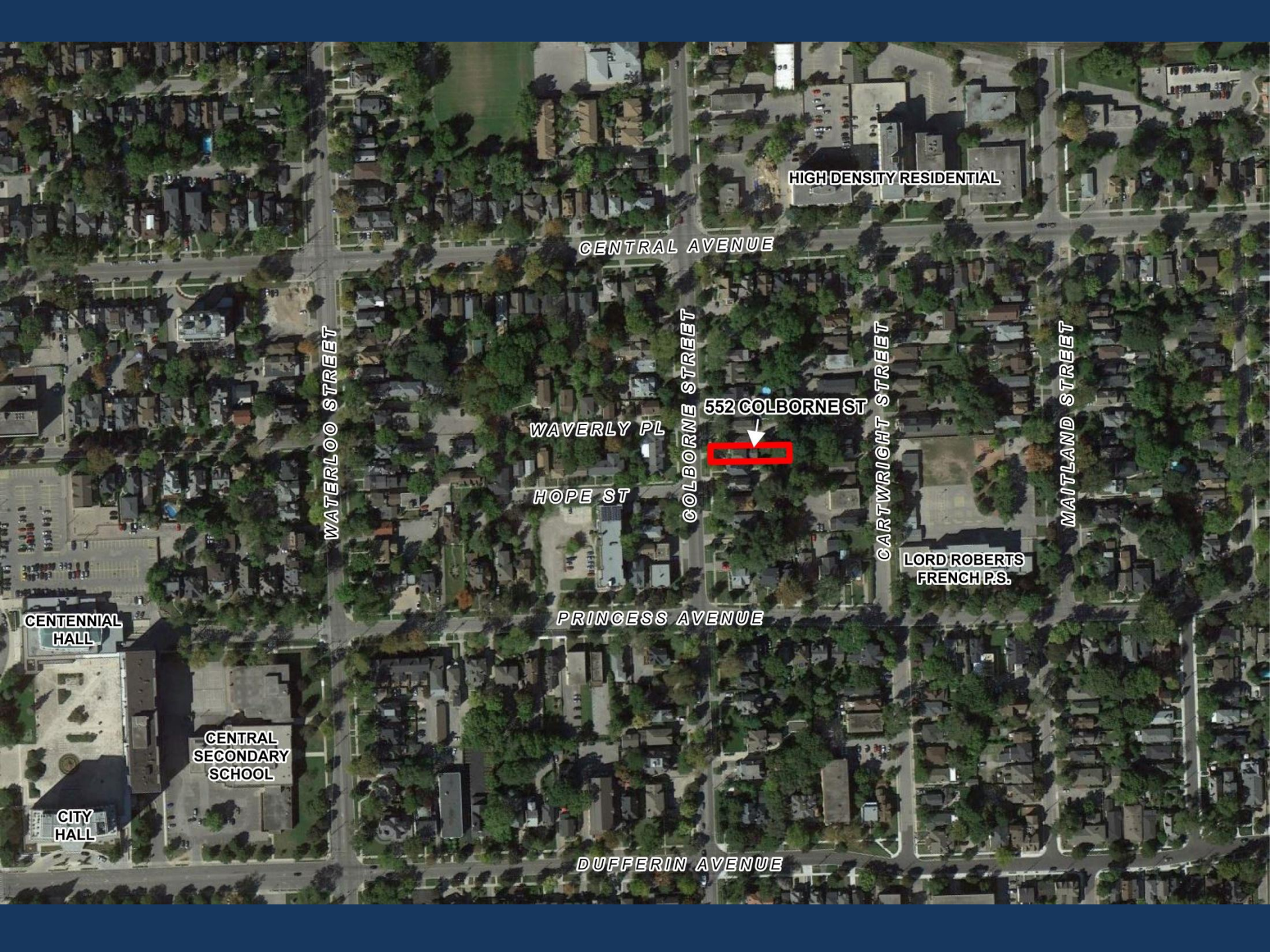


552 Colborne Street

Commercial Boulevard Parking Application

Applicant: Dan Bursic
Agent: Mathew Campbell, Zelinka Priamo Ltd.

Civic Works Committee
February 3, 2015



HIGH DENSITY RESIDENTIAL

CENTRAL AVENUE

WATERLOO STREET

WAVERLY PL

552 COLBORNE ST

COLBORNE STREET

HOPE ST

CARTWRIGHT STREET

MAITLAND STREET

LORD ROBERTS
FRENCH P.S.

PRINCESS AVENUE

CENTENNIAL
HALL

CENTRAL
SECONDARY
SCHOOL

CITY
HALL

DUFFERIN AVENUE



554 Colborne St. London, Ontario, Canada
Address is approximate



SW 5101





560

558

556

552

550

546

EXISTING DRIVEWAY

EXISTING PARKING AREA

TREE

COLBORNE STREET

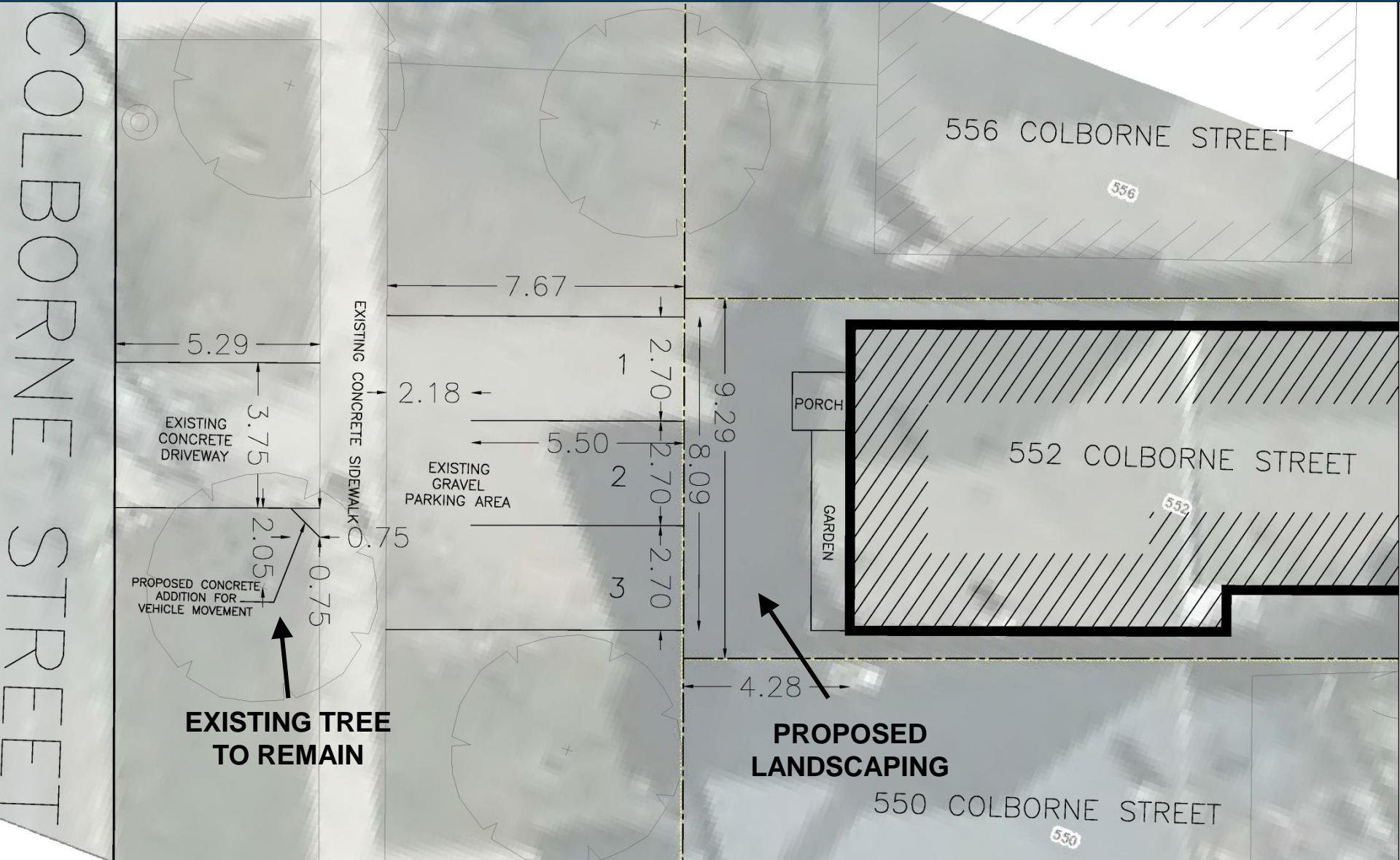
SITE HISTORY

- Building was originally a single detached dwelling
- Converted to triplex
- Recognized and zoned as a legal triplex (R3-2)
 - Triplexes require 3 parking spaces (1 per unit)
- Current parking area has existing since prior to 1998, over 16 years
 - Parking area likely existed long before 1998
 - Sufficient area for 3 spaces
 - No known impacts or issues with existing parking area
- Current landowner purchased property in May 2003

APPLICATION HISTORY

- Tickets began in August 2014
- Advised by City Staff to move forward with Minor Variance rather than Boulevard Parking Agreement
 - Application heard on September 22, 2014
 - Variance did not grant sufficient parking
- Applied for Boulevard Parking Agreement on September 24th, 2014
 - Staff did not support existing parking situation
- Revised Parking Plan and letter from F.R. Berry & Associates
 - Revised plan shows sufficient space for parking and manoeuvring
 - Transportation consultant states there are no issues and boulevard parking should be supported

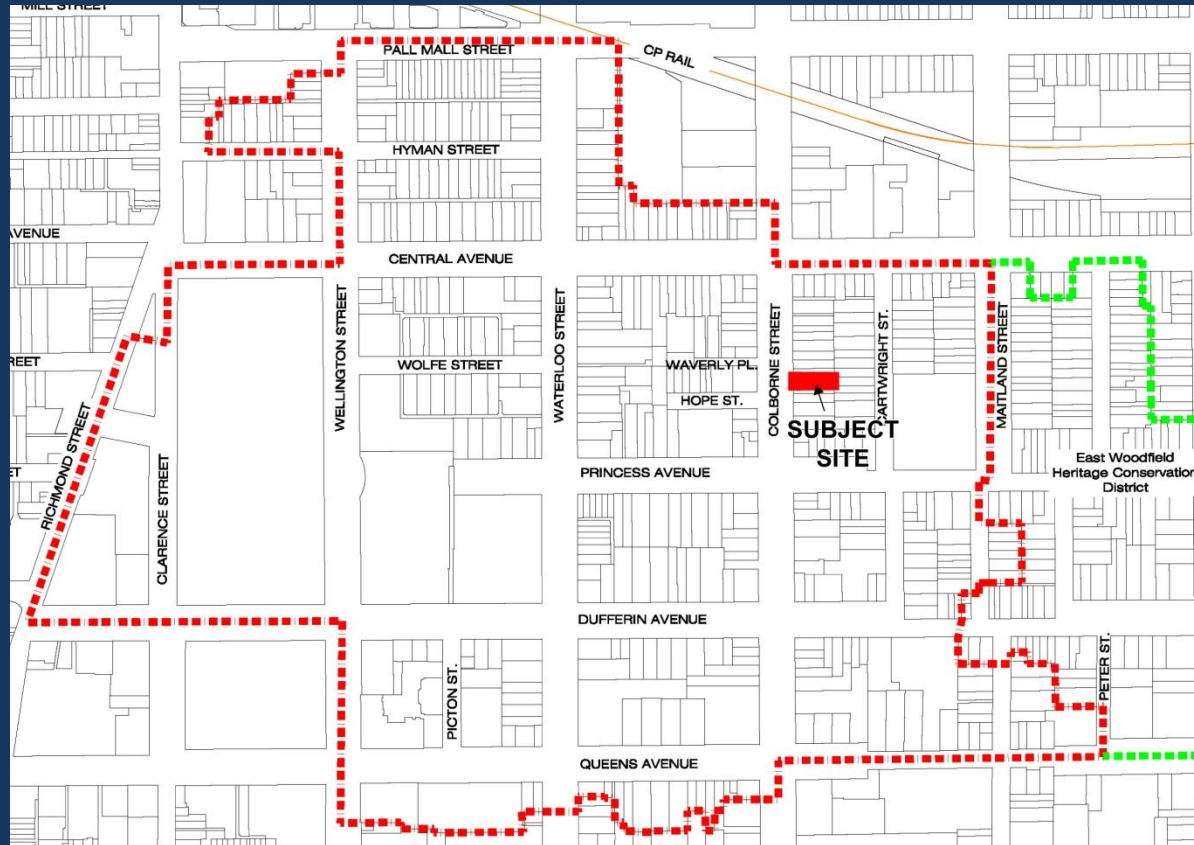
PROPOSED BOULEVARD PARKING



PROPOSED BOULEVARD PARKING

- Parking for legal triplex dwelling
- No additional safety issues
 - “It has often been observed that, the more complicated the driving manoeuvre, **the safer it is**”
(letter from F.R. Berry & Associates October 9, 2014)
- Proposed parking area improvements
 - Hard surface treatment to replace existing gravel
 - Improved landscaping in front of dwelling

WEST WOODFIELD HERITAGE CONSERVATION DISTRICT



Boulevard parking permitted under Section 8.2.6.2

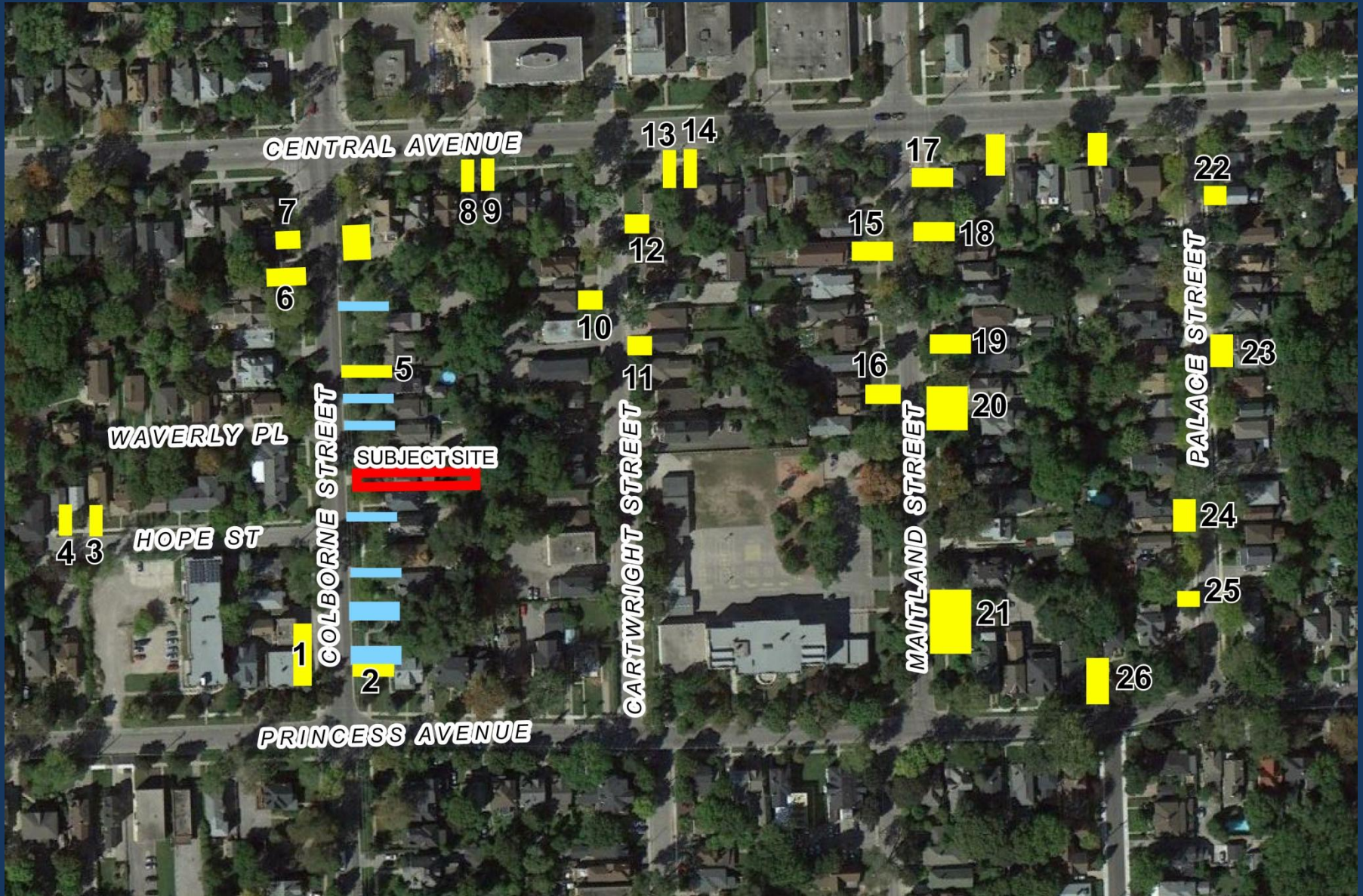
“Front yard or boulevard parking is discouraged unless unavoidable”

...unless unavoidable

- No tenant without a parking space
 - Decreased density downtown
 - Economically viable?
- No access to rear yard
- No other viable parking solution
- No complaints or safety issues
 - Current situation has existed for over 16 years, likely much longer



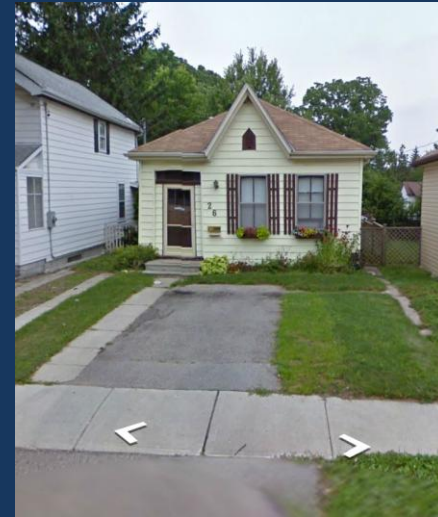
OTHER BOULEVARD AND FRONT YARD PARKING



FRONT YARD / BOULEVARD PARKING



1 – 531-533 Colborne St.



3 – 26 Hope St



2 – 406 Princess St.



4 – 34 Hope St

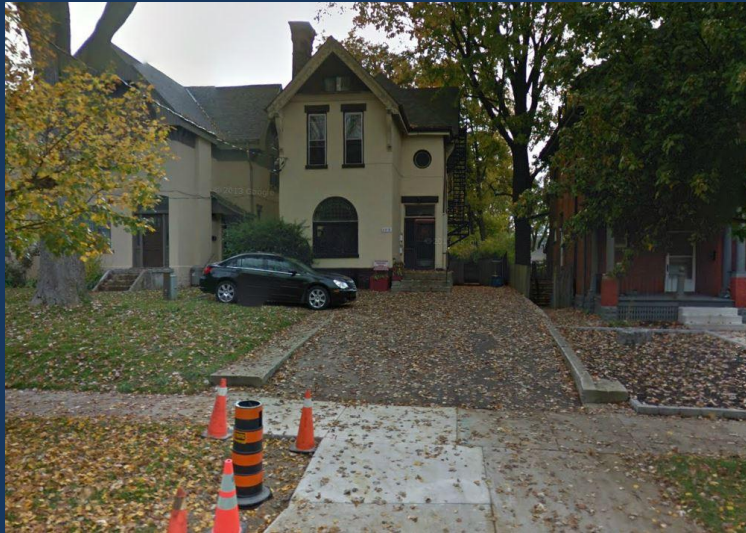
FRONT YARD / BOULEVARD PARKING



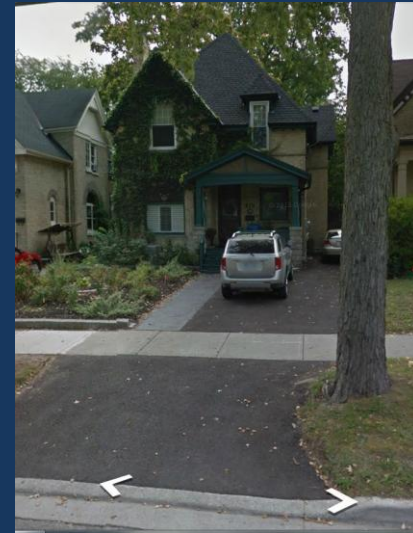
5 – 556 Colborne St.



7 – 583 Colborne St.



6 – 579 Colborne St.



8 – 419 Central Ave

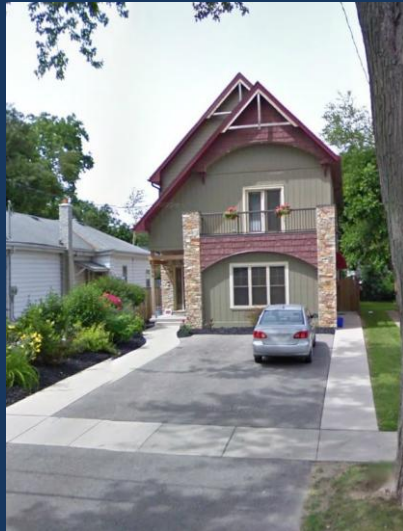
FRONT YARD / BOULEVARD PARKING



11 – 98 Cartwright St.



20 – 574-582 Maitland St.



15 – 559 Maitland St.

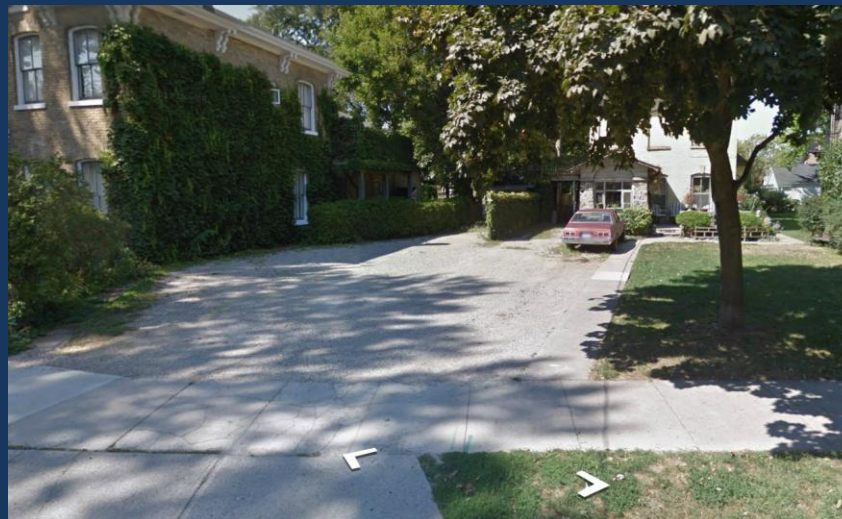


21 – 472 Maitland St

FRONT YARD / BOULEVARD PARKING



23 – 42-44 Palace St.



26 – 486-490 Princess St.

PARKING DENSITY

23 – 42-44 Palace St.



2 parking spaces per unit

CONSIDERATIONS

- Zoned to permit Triplex dwelling: requires 3 parking spaces
- Current conditions have existed for over 16 years
- F.R. Berry & Associates recommendation
- Additional landscaping is proposed
- Other boulevard and front yard parking in Woodfield
- Parking density is less than other boulevard parking
- Boulevard Parking Agreement has to be renewed every year
 - Opportunity to cancel agreement if issues arise



552 Colborne St.