

## 126 First Ave – DVP 2019-32

Arguments to favour the current parking on this lot:

1. The width of the lot and close level of the driveway with the neighbour's lots allows for parking 3 cars perpendicular to the road, as do our neighbours. The existing footprint allows for the required parking length from the yellow line to the house. There is a 12 ft easement and a further 6 ft setback to the house. The 18' in front of our home and other's on 1<sup>st</sup> Ave would be considered driveways allotted to each of the homes. (In other words, visitors to the lake would not see these spaces as the side of the road).
2. The width of 1<sup>st</sup> Ave and that it is a one-way street poses no traffic issues or congestion at this location.
3. The bylaw as written does not consider the different size lots or street/lane access. 25 ft wide lots with one street access are difficult to build to the parking by-law. With the new bylaw, the maximum number of cars parking in front of our home is reduced to 2 vehicles from the current 3. If the intent of the bylaw is to eliminate parking congestion, it doesn't work on this R3 lots.
4. The parking controversy at 19 Lakeside was due to the narrow 2-way street, which was a 'safety issue' with pedestrians and vehicles. The parking request needed further study to address the safety aspect. This should not be used as a precedent for future requests. There are many homes along 1<sup>st</sup> Ave that do not have safety as an issue.
5. There is also considerable hardship in giving up valuable lot space to park a vehicle. The parking requirement would use 19.6% of the main floor area. Based on our last property assessment, the property value of (18 X 9) 162 sq ft is \$180,655.00, based on lot cost allocated to sq ft of main floor. This would be more valuable as a home than for vehicle parking.

The attached drawings show the 2 car parking areas as per the new bylaw. With the lot being 25 ft wide and our vehicles being 16 and 17 ft long, the car parked parallel to the road would partially block the car parked in the home. With the current parking, 3 vehicles can easily come and go. We would most likely continue parking the way we do now for ease of movement.

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