

The logo for the City of Toronto Staff Report. It features a stylized graphic of a building or skyline on the left, followed by the word "TORONTO" in a large, bold, sans-serif font. To the right of "TORONTO" is the text "STAFF REPORT" in a smaller, bold, sans-serif font. A horizontal line is positioned below the text.

TORONTO STAFF REPORT

March 10, 2006

To: Etobicoke York Community Council

From: Director, Transportation Services - Etobicoke York District

Subject: Front Yard Parking Survey Results - 449 Annette Street
(Ward 13 - Parkdale-High Park)

Purpose:

To advise Etobicoke York Community Council of the results of a survey conducted in connection with an application for front yard parking at 449 Annette Street, as required by the former City of Toronto Municipal Code.

Financial Implications and Impact Statement:

There are no financial implications resulting from adopting this report.

Recommendations:

It is recommended that Etobicoke York Community Council approve the application for front yard parking at 449 Annette Street, subject to:

- (1) the front yard parking pad providing a minimum width of 2.6 metres and a minimum length of 5.5 metres;
- (2) the applicant paving the front yard parking area with semi-permeable materials, such as ecostone pavers, interlocking pavers, or an equivalent paving treatment that is acceptable to the General Manager, Transportation Services Division;
- (3) the applicant paying all applicable fees and complying with all other criteria described in Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code;
- (4) cancelling the existing on-street parking permit issued to this property following construction of the front yard parking pad; and
- (5) the applicant satisfies these conditions at no expense to the municipality.

Background:

The owner of 449 Annette Street submitted an application for front yard parking. The property can satisfy the physical criteria of the former City of Toronto Municipal Code; however, one of the requirements of the Code specifies that a formal survey be conducted of the surrounding neighbourhood to determine if the community supports this application.

Attachment No. 1 illustrates the site and surrounding area.

Comments:

Front yard parking is governed by the criteria set out in the former City of Toronto Municipal Code Chapter 400 “Traffic and Parking”.

The property can satisfy the physical requirements described in the Code. The proposed front yard parking pad is illustrated in Attachment No. 2.

The property’s lot dimension measures 8.33 metres wide by 32.8 metres in length.

Permit parking is authorised within permit parking area 1F. As of March 3, 2006, there were 1,127 permits issued from a total of 1,942 available on-street parking stalls. Currently, there is one on-street parking permit registered to this address.

There is one property on this section of Annette Street that is currently licensed for residential boulevard parking.

To determine if there is community support for this proposal, we conducted a survey (poll) of all residents listed in the City’s assessment information system who reside or own property on both sides of Annette Street, from No’s.445 to 478. We conducted the survey according to the requirements of the former City of Toronto Municipal Code Chapter 90, “Polling and Notification Procedures”.

As requested by the Ward Councillor, survey questionnaires were sent out in English, French, Polish and Ukrainian.

The survey results are described in the following table:

Total Ballots Mailed	58
Valid Ballots Returned	23
Respondents Opposed	11 (48%)
Respondents In Favour	12 (52%)

Forty per cent of all persons surveyed responded to our questionnaire. Fifty-two per cent of respondents indicate that they do not oppose the applicant’s request for front yard parking at 449 Annette Street.

Conclusions:

The proposal for front yard parking at 449 Annette Street satisfies the physical requirements of the former City of Toronto Municipal Code. The results of the neighbourhood survey was conducted and interpreted according to the polling requirements specified by the former Toronto Municipal Code, and show that the majority of survey respondents do not oppose the applicant's proposal.

This being the case, we consider approval of this request for front yard parking appropriate, subject to the recommended conditions.

Contact:

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List of Attachments:

Attachment No. 1: Map
Attachment No. 2: Plan Proposal

Extract of Item (e) of Clause 41 in Report 4, of the Etobicoke York Community Council meeting held on May 9, 2006.

Other Items Considered by the Community Council

(The Community Council is authorized to take certain actions without Council's approval. These actions are listed in this Clause for Council's information.)

**(e) Front Yard Parking Survey Results – 449 Annette Street
(Ward 13 – Parkdale-High Park)**

The Etobicoke York Community Council postponed this report to its next meeting on June 13, 2006.

Report (March 10, 2006) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that Etobicoke York Community Council approve the application for front yard parking at 449 Annette Street, subject to:

- (1) the front yard parking pad providing a minimum width of 2.6 metres and a minimum length of 5.5 metres;
- (2) the applicant paving the front yard parking area with semi-permeable materials, such as ecostone pavers, interlocking pavers, or an equivalent paving treatment that is acceptable to the General Manager, Transportation Services Division;
- (3) the applicant paying all applicable fees and complying with all other criteria described in Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code;
- (4) cancelling the existing on-street parking permit issued to this property following construction of the front yard parking pad; and
- (5) the applicant satisfies these conditions at no expense to the municipality.