



STAFF REPORT INFORMATION ONLY

225 Humberside Avenue – Front Yard Parking Access to Existing Public Lane

Date:	September 17, 2007
To:	Etobicoke York Community Council
From:	Director, Transportation Services - Etobicoke York District
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	p:\2007\Cluster B\TRA\EtobicokeYork\eycc070147-to – AFS6009

SUMMARY

There is an existing public laneway situated in the rear of properties bounded by Medland Crescent, Pacific Avenue and Humberside Avenue. The laneway extends west from the south limit of 213 Humberside Avenue, terminating at the west limit of 223 Humberside Avenue.

The property at 225 Humberside Avenue does not have access to the public laneway.

DECISION HISTORY

At its meeting of September 10, 2007, Etobicoke York Community Council deferred a report for front yard parking at 225 Humberside Avenue to its October 2, 2007 meeting.

Etobicoke York Community Council directed Transportation Services staff to report to its October 2, 2007 meeting on the status of vehicle access from the property to an existing public laneway located at the rear of Humberside Avenue.

ISSUE BACKGROUND

The owner of 225 Humberside Avenue submitted an application for front yard parking, but was advised that the property is not eligible for front yard parking under either the former City of Toronto Municipal Code or Chapter 918 of the Toronto Municipal Code.

At its September 10, 2007 meeting, questions were raised by Community Council as to whether the property has access to a laneway at the rear of the property immediately to the east (223 Humberside Avenue). Etobicoke York Community Council deferred the report to its October 2, 2007 meeting, requesting that Transportation Services staff investigate the issue.

COMMENTS

The subject property is located on the south side of Humberside Avenue, east of Pacific Avenue, and does not have any on-site vehicle parking.

According to the Surveys and Mapping Section of Technical Services, there is an existing public laneway located at the rear of 215 to 223 Humberside Avenue, with access from Medland Crescent. The location of the existing public laneway is shown on Attachment No.1.

Based on this information, the property at 225 Humberside Avenue has no vehicle access to the public laneway, being blocked by the rear yards of both 223 Humberside Avenue and 251 Pacific Avenue. Attachment No. 2 is a photograph of the west limit of the lane at 251 Pacific Avenue, which abuts the south property line of 225 Humberside Avenue.

In addition to these constraints, there is also a substantial grade difference between the laneway and the rear of the property at 225 Humberside Avenue, precluding any practical means of vehicle access.

CONTACT

Allan Smithies, Manager, Traffic Planning/Right-of-Way Management
Etobicoke York District
Phone: 416-394-8412 Fax: 416-394-8942
Email: asmithi@toronto.ca

SIGNATURE

John Niedra, P.Eng.
Director, Transportation Services – Etobicoke York District

ATTACHMENTS

Attachment No. 1: Map
Attachment No. 2: Photograph