



STAFF REPORT ACTION REQUIRED

842 Carlaw Avenue – Front Yard Parking Appeal

Date:	June 11, 2007
To:	Toronto East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	Toronto-Danforth – Ward 29
Reference Number:	Te07033te.row

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 842 Carlaw Avenue for front yard parking. We do not recommend approval of front yard parking at this location because it does not meet the requirements of the former City of Toronto Municipal Code in that the result of the formal poll was not in favour of the application. The owner will be given an opportunity to make a deputation before Community Council.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. deny the request for front yard parking at 842 Carlaw Avenue.

Financial Impact

There is no financial impact to the City as a result of this report.

ISSUE BACKGROUND

The property owner of 842 Carlaw Avenue, a single family detached home, submitted an application for front yard parking at this location. The application was refused due to the negative poll result and the applicant was advised accordingly. The applicant subsequently submitted an appeal requesting further consideration of this proposal.

The proposal for front yard parking is shown on Appendix ‘A’, the property data map is shown on Appendix ‘B’ and a digital photo of the property is shown on Appendix ‘C’.

COMMENTS

Applicable regulations

At the time of application, front yard parking was governed by the criteria set out in the former City of Toronto Municipal Code Chapter 400, Traffic and Parking. The relevant provisions include:

- a formal poll be conducted to determine whether there is neighbourhood support for the application and that such poll has a favourable result (60% minimum).

Reason for not approving

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

- negative poll results.

Poll results

A poll was conducted in accordance with the former City of Toronto Municipal Code Chapter 90, Polling and Notification Procedures. The area polled comprised both sides of Carlaw Avenue from 801 to 851 on the odd side and from 798 to 848A on the even side. The deadline for receiving the ballots was March 23, 2006.

# of ballots mailed out	132	# of ballots in favour	13
# of responses	29	# of ballots opposed	16
# of ballots not returned	91	# of ballots returned by post office	12

The ballots cast did not indicate 60% support of this application.

Other factors

Permit parking on Carlaw Avenue is authorized on an alternate side basis, within permit parking area 8A. There is one on-street parking permit registered to this address.

Total no. of on-street parking spaces	1112	Total permits issued as of May 14, 2007	901
On-street parking permits available	211	% of permit allocated	81%

On this portion of Carlaw Avenue, between Danforth Avenue and Cruikshank Avenue, there is one property licensed for front yard parking for two vehicles and one property licensed for driveway widening for one vehicle.

A review of this application by Urban Forestry has determined that there is no room for a tree planting at this location due to neighbouring trees on either side of this property.

In accordance with the Downspout Disconnection Program, a review by Toronto Water has revealed that there is one downspout at the front of this property that is not feasible for disconnection due to no suitable drainage area.

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 could meet the other physical requirements of the Code, (i.e. setback and landscaping).

Should Community Council decide to grant the appeal for front yard parking at 842 Carlaw Avenue, it could be recommend that:

1. the parking area not exceeding 2.6 m by 5.9 m in dimension; and
2. the applicant pay all applicable fees and comply with all other criteria set out in the former City of Toronto Municipal Code Chapter 400, Traffic and Parking.

CONTACT

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SIGNATURE

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ATTACHMENTS

Appendix 'A' - sketch
Appendix 'B' - property data map
Appendix 'C' - photos

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