



**STAFF REPORT
ACTION REQUIRED**

100 Glendale Avenue – Front Yard Parking Poll Results

Date:	September 10, 2007
To:	Toronto and East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	Parkdale-High Park - Ward 14
Reference Number:	Te07059te.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 reports that the results of the poll to determine support for front yard parking at 100 Glendale Avenue are not in favour. We do not recommend approval of the front yard parking at this location because it does not meet the requirements of the former City of Toronto Municipal Code. 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 100 Glendale Avenue.

Financial Impact

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

ISSUE BACKGROUND

Toronto City Council, at its meeting of September 25, 26, 27 and 28, 2006, considered a motion J(27) brought forward by the Ward Councillor at the time, Ms. Sylvia Watson, to extend the polling limits beyond the requirements of the former City of Toronto Municipal Code Chapter 400, Traffic and Parking. City Council requested the Manager, Right of Way Management, to conduct a poll, using the extended limits, and report to the

Toronto and East York Community Council if the response to the poll is less than 50 percent.

The property owner of 100 Glendale Avenue, a two storey semi-detached duplex, submitted an application for front yard parking at this location. The applicant was advised that the property was eligible for front yard parking subject to a positive poll result.

The proposal for front yard parking is shown on Appendix 'A', the property data map is shown on Appendix 'B', digital photos of the property are shown on Appendix 'C' and Motion J(27) is shown on Appendix 'D'.

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.

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. As per City Council's motion J(27), the area polled comprised both sides of Glendale Avenue from 125 to 179 on the odd side, and from 92 to 150 on the even side, including 260 and 262 Garden Avenue. The deadline for receiving the ballots was December 22, 2006.

# of ballots mailed out	158	# of ballots in favour	14
# of responses	36	# of ballots opposed	22
# of ballots not returned	120	# of ballots returned by post office	2

The majority of the ballots cast were not in favour of this application.

Other factors

Permit parking is authorized on the odd side of Glendale Avenue, within permit parking area 2-. There is one on-street parking permit registered to this address.

Total # of on-street parking spaces	5838	Total permits issued as of September 10, 2007	4483
On-street parking permits available	1354	% of permit allocated	77%

On this portion of Glendale Avenue, between Wright Avenue and Garden Avenue, there are ten properties licensed for front yard parking. Three of these properties are licensed for two vehicles.

There is no tree in the front yard at this location. A review of this application by Urban Forestry has determined that there is no suitable planting site for a tree at this location.

In accordance with the requirements of the Downspout Disconnection Program, a review by Toronto Water has revealed that one downspout at this property has been disconnected by the property owners.

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 100 Glendale Avenue, it could recommend that:

1. the parking area not exceed 2.6 m by 5.9 m in dimension;
2. the parking area paved with semi-permeable material, such as ecostone pavers or equivalent permeable paving treatment acceptable to the General Manager of Transportation Services;
3. the applicant pay for the installation of the ramp to service the parking space; and
4. 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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 Manager, Right of Way Management

ATTACHMENTS

Appendix 'A' - sketch

Appendix 'B' - property data map

Appendix 'C' – photos

Appendix 'D' – Motion J(27)

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