



STAFF REPORT ACTION REQUIRED

Front Yard Parking - 199 Rosemount Avenue

Date:	May 13, 2008
To:	Etobicoke York Community Council
From:	Director, Transportation Services - Etobicoke York District
Wards:	Ward 17 - Davenport
Reference Number:	p:\2008\Cluster B\TRA\EtobicokeYork\eycc080069-to-AFS7700

SUMMARY

This staff report is about a matter that Etobicoke York Community Council has delegated authority from City Council to make a final decision.

The purpose of this report is to inform Etobicoke York Community Council on an application for front yard parking at 199 Rosemount Avenue. This application is an appeal and is scheduled as a deputation item.

The owner of 199 Rosemount Avenue submitted an application for front yard parking but was advised that the property is not eligible since the property already has access to a rear yard garage from an existing public lane.

The applicant submitted an appeal and a request for an exemption from the City of Toronto Municipal Code, Chapter 918 “Parking on Residential Front Yards and Boulevards” to permit front yard parking at this location.

Staff cannot recommend a front yard parking pad at this location since it does not meet the requirements of Chapter 918 of the Toronto Municipal Code. However, if Community Council finds merit in this proposal, it could be approved subject to the conditions described in the “Comments” section of this report.

RECOMMENDATIONS

Transportation Services recommends that Etobicoke York Community Council refuse this application.

Financial Impact

There are no financial implications resulting from adopting this report.

COMMENTS

The owner of 199 Rosemount Avenue submitted an application for a front yard parking pad. We advised the applicant that they are not eligible for front yard parking since the property has access to a rear yard garage from an existing public lane.

There is an existing on-street parking stall fronting the subject property that is designated for use by the physically disabled; however, the applicant does not indicate if the proposed front yard parking stall is for use by the physically disabled.

The applicant submitted an appeal and a request for an exemption from the City of Toronto Municipal Code, Chapter 918 “Parking on Residential Front Yards and Boulevards” to permit front yard parking at this location.

This proposal is governed by the criteria set out in the City of Toronto Municipal Code, Chapter 918 “Parking on Residential Front Yards and Boulevards.”

The property’s lot dimensions measure 4.78 metres wide by 33.53 metres in length. The proposed parking stall measures 2.4 metres wide by 6.0 metres in length. While the property is not eligible for front yard parking because it already has garage access from an existing public lane, it can satisfy the minimum landscaping requirements of the Municipal Code.

We emphasise, however, that Parks, Forestry and Recreation Services indicate that installing a parking pad at this location is likely to negatively impact the existing tree in the front yard of the property, and as a result, they do not recommend approving this application.

Attachment No. 1 illustrates the property’s location, Attachment No. 2 illustrates the proposed front yard parking pad, and Attachment No. 3 provides a photograph of the site.

Permit parking is authorised on an alternating side basis on Rosemount Avenue between Via Italia and Greenlaw Avenue, within on-street permit parking area 3E. As of May 2, 2008, there were 439 permits issued from a total of 702 available on-street parking stalls. There is one on-street parking permit currently registered to this address.

Presently, there are nine properties on Rosemount Avenue, between Via Italia and Greenlaw Avenue that are licensed for legal front yard parking.

To determine if the community supports this application, City Clerk's conducted a poll of all residents listed in the City's assessment information system who either own property or reside on both sides of Rosemount Avenue, from Nos. 183 to 248. The poll was conducted according to the requirements of Chapter 918-14 of the City of Toronto Municipal Code.

At the Ward Councillor's request, the poll was conducted in English, Portuguese and Italian, between March 17, 2008 and April 15, 2008.

The results of the poll are presented in the following table:

Total Ballots Mailed	112
Ballots Needed to Proceed (must be at least 50%)	56
Valid Ballots Returned	64
Respondents in Favour	56 (88%)
Respondents Opposed	8 (12%)

Fifty-seven per cent of all persons surveyed responded to the poll. Eighty-eight per cent of respondents indicate that they do not oppose the applicant's proposal for front yard parking at the subject address.

The applicant's proposal does not satisfy the requirements of Chapter 918 of the Toronto Municipal Code; however, should Etobicoke York Community Council see merit in this proposal, it could be approved subject to the following conditions:

1. The front yard parking pad is limited is limited to a width of 2.4 metres and a length of 6.0 metres, and shall be surfaced with geoblock or ecostone pavers acceptable to the Parks, Forestry and Recreation Division;
2. The on-street parking stall designated for use by the physically disabled that is situated along the Rosemount Avenue frontage of the subject property shall be removed following construction of the front yard parking pad;
3. To ensure the health of the existing tree in the front yard of the property, the applicant shall submit a tree damage deposit in the amount of \$1,930.00, to the satisfaction of the General Manager of Parks, Forestry and Recreation;
4. The on-street parking permit issued to this address is cancelled following construction of the front yard parking pad; and,
5. The applicant satisfies these conditions at no expense to the municipality by June 30, 2009.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment No. 1: Map
Attachment No. 2: Proposed Plan
Attachment No. 3: Photograph