



STAFF REPORT ACTION REQUIRED

10 Nelles Avenue - Front Yard Parking

Date:	May 12, 2008
To:	Etobicoke York Community Council
From:	Director, Transportation Services - Etobicoke York District
Wards:	Ward 13 - Parkdale-High Park
Reference Number:	p:\2008\Cluster B\TRA\EtobicokeYork\eycc080070-to-AFS7701

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 10 Nelles Avenue. This application is an appeal and is scheduled as a deputation item.

The owners of 10 Nelles Avenue submitted an application for front yard parking but were advised that the property is not eligible since the property is situated on the same side of the street as on-street parking permits.

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, should Community Council find 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 the application.

Financial Impact

There are no financial implications resulting from adopting this report.

COMMENTS

The owners of 10 Nelles Avenue submitted an application to legalise an existing front yard parking pad. We advised the applicants that the property is not eligible for front yard parking since the property is situated on the same side of the street as on-street parking permits and eliminates an on-street parking permit stall.

The applicants 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.

The property’s lot dimensions measure 7.85 metres wide by 32.60 metres in length. The proposed parking stall measures 2.5 metres wide by 5.4 metres in length. While the property is not eligible for front yard parking for the reasons indicated above, it can meet the other physical requirements of the Toronto Municipal Code such as landscaping and setbacks.

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

On-street parking permits are authorised on the north side of Nelles Avenue, between Jane Street and Armadale Avenue, within on-street parking permit area 1E. As of April 30, 2008, there were 914 permits issued from a total of 1,009 available on-street parking stalls. There are no on-street parking permits registered to this address.

The municipality currently licenses three properties on the north side of Nelles Avenue, between Jane Street and Armadale Avenue, for front yard parking.

To determine if the community supports this application, City Clerks conducted a poll of all residents listed in the City’s assessment information system who either own property or reside on both sides of Nelles Avenue, from No.’s 1 to 35, and 125 Jane Street and 340 Armadale Avenue. The poll was conducted according to the requirements of Chapters 190 and 918-14 of the City of Toronto Municipal Code.

As requested by the Ward Councillor, the poll questionnaire was presented in English, Polish and Ukrainian, and the City Clerk conducted the poll between March 17, 2008 and April 15, 2008.

We present the poll results in the following table:

Total Ballots Mailed	49
Ballots Needed to Proceed (must be at least 50%)	25
Valid Ballots Returned	31
Respondents in Favour	31(100.0%)
Respondents Opposed	0 (0.0%)

Sixty-three percent of all persons surveyed responded to our questionnaire. One hundred percent of respondents indicate that they do not oppose the applicant's proposal for front yard parking at 10 Nelles Avenue.

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

1. The front yard parking pad shall maintain a minimum width of 2.5 metres wide and a minimum length of 5.4 metres;
2. The applicant surfaces 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 pays all applicable fees and complies with all other criteria described in the City of Toronto Municipal Code;
4. The applicant plants a tree in their front yard, or funds the planting of a tree in the neighbourhood, to the satisfaction of the Parks and Recreation Services Division; and,
5. The applicant satisfies these conditions at no expense to the municipality by June 30, 2009.

CONTACT

Don Pardoe, Supervisor
Right-of-Way Management, Etobicoke York District
Phone: 416-394-8422 Fax: 416-394-8942
E-mail: dwpardoe@toronto.ca

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