



## STAFF REPORT ACTION REQUIRED

### Front Yard Parking - 57 Brookside Avenue

<b>Date:</b>	June 12, 2008
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Transportation Services Etobicoke York District
<b>Wards:</b>	Ward 13 – Parkdale – High Park
<b>Reference Number:</b>	p:\2008\Cluster B\TRA\EtobicokeYork\eycc080065-tp

#### **SUMMARY**

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This staff report is about a matter for which the 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 57 Brookside Avenue. This application is an appeal and is scheduled as a deputation item.

The owner of 57 Brookside Avenue submitted an application for front yard parking, but was advised that the property is not eligible for front yard parking due to insufficient landscaped open space and the presence of on-street parking permits on Brookside Avenue. 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**

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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 owner of 57 Brookside Avenue submitted an application for a front yard parking pad. The applicant was advised that the property is not eligible for front yard parking due to insufficient landscaped open space and the presence of on-street parking permits on Brookside Avenue.

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 5.49 metres wide by 30.48 metres in length. The proposed parking stall measures 2.2 metres wide by 5.3 metres in length. Combined with the existing mutual driveway and walkway, we calculated that just 40 per cent of the front yard area will be landscaping, and just 46 per cent of the landscaping will be soft landscaping, such as sod or flower gardens. Chapter 918 requires that the applicant provide 50 per cent of the front yard as landscaping, of which 75 per cent must be soft landscaping.

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

Permit parking is authorised on the west sides of Brookside Avenue, between St. John’s Road and Dundas Street West. As of June 5, 2008, there were 54 permits issued from a total of 80 available on-street permit parking stalls. There is one on-street parking permit currently registered to this address.

Presently, there are twelve properties on Brookside Avenue, between St. John’s Road and Dundas Street West, that are licensed for legal 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 Brookside Avenue, from No.’s 51 to 86 and 530 St. John’s Road. The poll was conducted according to the requirements of Chapters 190 and 918 of the City of Toronto Municipal Code.

At the Ward Councillor’s request, the poll was conducted in English, Polish and Ukrainian. The poll was conducted by the Clerk’s office between January 28, 2008 and February 26, 2008.

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

Total Ballots Mailed	63
Ballots Needed to Proceed (must be at least 50%)	32
Valid Ballots Returned	35
Respondents in Favour	29 (83%)
Respondents Opposed	6 (17%)

Fifty-six per cent of all eligible voters responded to our poll. Eighty-three per cent of respondents indicate that they do not oppose the applicant's proposal for front yard parking at 57 Brookside Avenue.

Since the applicant's proposal does not satisfy the requirements of Chapter 918 of the Toronto Municipal Code, we cannot recommend approving the application; however, 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 must maintain a minimum width of 2.2 metres and a minimum length of 5.3 metres;
2. The applicant shall surface the front yard parking area with permeable material, such as ecostone pavers, interlocking pavers, or an equivalent paving treatment that is acceptable to the General Manager, Transportation Services Division;
3. The applicant shall pay all applicable fees and complies with all other criteria described in the City of Toronto Municipal Code;
4. The existing on-street parking permit issued to this address is cancelled immediately following construction of the front yard parking pad;
5. The applicant shall fund the planting of a tree in the neighbourhood, to the satisfaction of the Parks and Recreation Services Division; and,
6. The applicant satisfies these conditions, at no expense to the municipality, by July 31, 2009.

## **CONTACT**

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## **SIGNATURE**

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Director, Transportation Services - Etobicoke York District  
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## **ATTACHMENTS**

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