



STAFF REPORT ACTION REQUIRED

Front Yard Parking - 10 Harshaw Avenue

Date:	June 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\eycc080066-tp

SUMMARY

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

The owner of 10 Harshaw Avenue submitted an application for front yard parking, but was advised that the property is not eligible for front yard parking since the property is located 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. In addition, creating a curb cut to access a front yard parking pad at this location will eliminate one on-street parking permit stall. Since Harshaw Avenue is already both fully subscribed and wait-listed with respect to on-street parking permits, introducing front yard parking at this property requires that we cancel one existing on-street parking permit.

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 the application.

FINANCIAL IMPACT

There are no financial implications resulting from adopting this report.

COMMENTS

The owner of 10 Harshaw Avenue submitted an application for a front yard parking pad. The applicant was advised 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. The applicant subsequently 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 7.62 metres wide by 28.80 metres in length. The proposed parking stall measures 2.5 metres wide by 5.7 metres in length. While the property is not eligible for front yard parking because it does not meet the requirements of the City of Toronto Municipal Code, it can meet the other physical requirements of the Municipal Code; for example, landscaping and setbacks.

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 alternating sides of Harshaw Avenue, between Jane Street and Humbercrest Lane. There are 20 on-street parking permit stalls on Harshaw Avenue, and all of these stalls are allocated to permit holders. There are no on-street parking permits currently registered to this address.

The demand for on-street parking permits on Harshaw Avenue is greater than the supply of on-street parking stalls, and the street is “wait-listed”. There are currently nine residents waiting for an on-street parking permit to become available.

Parking occupancy studies conducted by this Division in May 2008, show that ninety-five (95%) percent of the available on-street parking on Harshaw Avenue is typically occupied during peak demand periods. The five (5%) percent vacancy rate is probably attributed to residents either on vacation or working shift.

Cutting the curb to provide vehicle access to the front yard parking pad proposed at 10 Harshaw Avenue eliminates one on-street parking permit stall. Maintaining a balance between on-street parking supply and the existing demand for on-street parking permit stalls will require that we eliminate one on-street parking permit stall should Etobicoke York Community Council decide in favour of the applicant.

Presently, of the 78 properties on Harshaw Avenue, between Jane Street and Humbercrest Lane, thirty-two 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 Harshaw Avenue, from No.'s 3 to 36 and 248 and 260 Jane Street. 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	68
Ballots Needed to Proceed (must be at least 50%)	34
Valid Ballots Returned	32
Respondents in Favour	14 (44.0%)
Respondents Opposed	18 (56.0%)

Forty-seven (47%) percent of all eligible voters responded to our poll. Fifty-six (56%) percent of respondents indicate that they oppose the applicant's proposal for front yard parking at 10 Harshaw Avenue.

The applicant's proposal also does not satisfy the requirements of Chapter 918 of the Toronto Municipal Code, which states that a poll can only be considered valid when at least fifty (50%) percent of the ballots mailed out have been returned. The poll conducted by City Clerk's does not provide the minimum response rate.

We emphasise that given the low response rate and the relatively small percentage of respondents who indicate that they do not object to the proposal, it is difficult to state with confidence that the poll accurately reflects the views of the majority of residents. Nor can we state with confidence that the majority of residents either favour or oppose the application.

In the event that Etobicoke York Community Council finds merit in this proposal, it could be approved subject to the following conditions:

1. The front yard parking pad must maintain a maximum width of 2.6 metres wide and a maximum length of 5.9 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 comply with all other criteria described in the City of Toronto Municipal Code;
4. The applicant shall plant a tree in their front yard, or fund the planting of a tree in the neighbourhood, to the satisfaction of the Parks and Recreation Services Division; and,
5. The applicant shall satisfy these conditions at no expense to the Municipality, by July 31, 2009.

CONTACT

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SIGNATURE

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ATTACHMENTS

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