



**STAFF REPORT
ACTION REQUIRED**

**84 Duggan Avenue – Residential Boulevard Parking
Appeal**

Date:	November 8, 2007
To:	Toronto and East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	St. Paul’s - Ward 22
Reference Number:	Te07077te.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 has assessed an appeal from the owner of 84 Duggan Avenue for residential boulevard parking for one vehicle at this location. We do not recommend approval of parking 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 residential boulevard parking for one vehicle at 84 Duggan Avenue; and
2. request that the owner install suitable barriers/planters of sufficient weight that cannot be easily moved in order to prevent parking.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 84 Duggan Avenue, a two storey detached home, submitted an application for residential boulevard parking for one vehicle at this location. The applicant was advised that the property was not eligible for residential boulevard parking as the property is located in an area that is authorized for permit parking and the property has access to a parking space on private property. The applicant subsequently submitted an appeal requesting further consideration of this proposal. This location is currently not licensed for any parking.

The proposed parking space will be taking place on the existing paved driveway area that was rendered obsolete by the installation of a pool in the rear yard.

The proposal for residential boulevard 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 the applicant’s landscape proposal is shown on Appendix ‘D’.

COMMENTS

Applicable regulations

At the time of application, residential boulevard parking was governed by the criteria set out in the former City of Toronto Municipal Code Chapter 313, Streets and Sidewalks. The relevant provisions include:

- prohibit residential boulevard parking where the property is located within an area authorized for permit parking;
- prohibit residential boulevard parking where the property has access to an existing parking facility on the lot; and
- a formal poll be conducted to determine whether there is neighbourhood support for the application and that such poll has a favourable result.

Reasons for not approving

The property does not meet the above criteria for the following reasons:

- the property is within an area authorized for permit parking; and
- the property has access to a parking space on private property.

Poll results

A poll was conducted in accordance with the former City of Toronto Municipal Code Chapter 90, Polling and Notification. The area polled comprised both sides of Duggan Avenue from 64 to 84 on the even side, and from 65 to 85 on the odd side, including 31 Oriole Parkway. The deadline for receiving the ballots was August 11, 2006.

Total owners/tenants/residents polled	32
Returned by post office	0
Total eligible voters (total polled minus returned by post office)	32

Total ballots received	11
In favour of parking	10
Opposed to parking	1
No reply	21

The result of the poll is in favour of this application as the majority of the ballots returned were in favour of this application.

Other factors

Permit parking on Duggan Avenue is authorized on the even side of the street, on a street name basis. There are no on-street parking permits registered to this address. This street has been historically waitlisted.

Total number of parking permits	43	Total permits issued as of November 1, 2007	43
Permits available	0	% of permit allocated	100

On this portion Duggan Avenue, between Oriole Parkway and Lawton Boulevard, there are twenty-nine properties licensed for front yard parking and six properties licensed for driveway widening. One of these properties is licensed for two vehicles.

There is a tree on the boulevard at this location. A review of this application by Urban Forestry has determined that it would be feasible to plant an additional tree at this location.

In accordance with the requirements of the Downspout Disconnection Program, a review by Toronto Water has revealed that there are two downspouts on this property which are not feasible to be disconnected.

Alternate recommendations

While the property is not eligible for residential boulevard 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).

Should Community Council decide to grant the appeal for residential boulevard parking for one vehicle at 84 Duggan Avenue, it could recommend that:

1. the parking area not exceed 2.6 m by 5.0 m in dimension;
2. the applicant pay for the re-installation of the curb, as shown on Appendix ‘A’;
3. the applicant install suitable barriers/planters of sufficient weight that cannot be easily moved in order to prevent parking;

4. the applicant provide the landscape features substantially in accordance with the plan as shown on Appendix 'D', to the satisfaction of the General Manager of Transportation Services; and
5. the applicant pay all applicable fees and comply with all other criteria set out in the former City of Toronto Municipal Code Chapter313, Streets and Sidewalks.

CONTACT

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SIGNATURE

Angie Antoniou
Manager, Right of Way Management

ATTACHMENTS

Appendix 'A' - sketch
Appendix 'B' - property data map
Appendix 'C' - photos
Appendix 'D' - applicant's landscape proposal

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