



STAFF REPORT ACTION REQUIRED

50 Glen Elm Avenue - Front Yard Parking Appeal for a Second Vehicle

Date:	December 13, 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:	Te08007te.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 50 Glen Elm Avenue for the parking of a second vehicle. We do not recommend approval for the parking of a second vehicle at this location 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 front yard parking for a second vehicle at 50 Glen Elm Avenue.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 50 Glen Elm Avenue, a 2½ storey residential property having three self contained units with a private driveway, submitted an application for front yard parking for the parking of a second vehicle at this location. The applicant was advised

that the application did not meet the requirements of the former City of Toronto Municipal Code for front yard parking, because the application was for more than one vehicle. The applicant subsequently submitted an appeal requesting further consideration of this proposal. This location has been licensed for one vehicle adjacent to the private driveway since 1983, under the provisions of the former City of Toronto By-law No. 65-81.

The proposal for front yard parking of a second vehicle 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'.

For your Committee's information, the original appeal submitted by the owner in 2004 was inadvertently misplaced by staff and the owner had to resubmit a new appeal request.

COMMENTS

Applicable regulations

At the time of application, front yard parking was governed by the criteria set out in the former City of Toronto Municipal Code Chapter 400, Traffic and Parking. The relevant provisions include:

- limit the number of vehicles that can be licensed to one; and
- prohibit front yard parking where the property has access to an existing parking facility or where adequate space for parking can be provided on the lot.

Reasons for not approving

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

- the proposal is for more than one vehicle; and
- the property is serviced by a single car garage fronting the property.

Poll results

A poll was conducted in accordance with the City of Toronto Municipal Code Chapter 190, Polling and Notification. The area polled comprised both sides of Glen Elm Avenue from 24 to 50 on the even side and from 45 to 49 on the odd side, including 67 Alvin Avenue. The deadline for receiving the ballots was May 23, 2007.

Total owners/tenants/residents polled	102
Returned by post office	4
Total eligible voters (total polled minus returned by post office)	98
No. of returned ballots needed to proceed (must be at least 25%)	25
Total ballots received	40
In favour of parking	22

Opposed to parking	18
No reply	58

The Code states that a poll will be considered valid when at least 25% of the ballots mailed out have been returned. This poll did meet the minimum response rate and therefore is valid. 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

This property is not located within a permit parking area.

On this portion of Glen Elm Avenue, between Yonge Street and Alvin Avenue, there are three properties licensed for front yard parking.

There is no tree in the front yard at this location. A review of this application by Urban Forestry has determined that there is no suitable planting site for a tree at this location.

In accordance with the requirements of the Downspout Disconnection Program, a review by Toronto Water has revealed that two downspouts at this property are not feasible for disconnection due to no suitable drainage area.

Alternate recommendations

While the property is not eligible for front yard 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 and landscaping).

Should Community Council decide to grant the appeal for front yard parking for a second vehicle at 50 Glen Elm Avenue, it could recommend that:

1. the parking area for the second parking space not exceed 2.6 m by 5.9 m in dimension;
2. 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
3. the applicant pay all applicable fees and comply with all other criteria set out in the former City of Toronto Municipal Code Chapter 400, Traffic and Parking.

CONTACT

Joe Colafranceschi, Supervisor, Right of Way Management
 Telephone: 416-392-7564, Fax: 416-392-1058, E-mail: jcolafra@toronto.ca

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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