



**STAFF REPORT
ACTION REQUIRED**

25 Raymond Avenue - Front Yard Parking

Date:	April 20, 2009
To:	Etobicoke York Community Council
From:	Director, Transportation Services - Etobicoke York District
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	p:\2009\Cluster B\TRA\EtobicokeYork\eycc090081-ROW

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 25 Raymond Avenue. This application is an appeal and is scheduled as a deputation item.

The owners of 25 Raymond Avenue submitted an application to legalize the existing front yard parking pad, but were 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 permit parking. In addition, the application did not satisfy the minimum 50% survey response rate that Chapter 918 specifies.

The applicant submitted an appeal requesting 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, Raymond Avenue is already both fully subscribed and waitlisted with respect to on-street parking permits.

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:

1. Refuse this application.

Financial Impact

There are no financial implications resulting from adopting this report.

COMMENTS

The owner of 25 Raymond Avenue submitted an application to legalize the existing front yard parking pad. The applicant 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 permit parking.

The property currently has a 2.1 metre wide shared driveway leading to a rear yard garage. According to Chapter 918, properties with joint use driveways less than 2.2 metres wide are eligible for front yard parking, but only on condition that the applicant complies with all the other requirements that Chapter 918 specifies.

The applicant submitted an appeal requesting 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 7.89 metres wide by 35.05 metres in length. The proposed parking stall measures 3.5 metres wide by 5.70 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 physical criteria of Chapter 918 “Parking on Residential Front Yards and Boulevards.”

Attachment 1 shows the site location, Attachment 2 illustrates the proposed front yard parking pad, and Attachments 3 is a photograph of the site.

A review of the City of Toronto’s Inventory of Heritage Properties shows that this property is not designated as a historical property under the Ontario Heritage Act.

Permit parking is authorised on alternating sides of Raymond Avenue, between Jane Street and Humbercrest Lane. As of April 17, 2009 there were 32 permits issued from a total of 32 on-street parking stalls.

Currently, the demand for on-street parking permits on Raymond Avenue is greater than the supply of on-street parking stalls, and the street is “waitlisted,” with two residents waiting for an on-street parking permit to become available.

There are no on-street parking permits currently registered to this address.

Presently, there are 14 properties on Raymond Avenue, between Jane Street and Humbercrest Lane, that are licensed for legal front yard parking.

To determine if the community supports the application, City Clerks conducted a survey of all residents listed in the City's assessment information system who either own property or reside on both sides of Raymond Avenue, from 3 to 51, 1 Brumell Avenue, and 324 Jane Street. The survey was conducted according to the requirements of Chapters 190 and 918 of the Toronto Municipal Code.

At the Ward Councillor's request, the survey was conducted by the Clerks office in English, Ukrainian and Polish, between July 17, 2008 and August 15, 2008.

The survey results are as follows:

Total Ballots Mailed	86
Ballots Needed to Proceed (must be at least 50%)	43
Valid Ballots Returned	41
Respondents in Favour	40 (98%)
Respondents Opposed	1 (2%)

Forty-eight percent of all eligible voters responded to the survey. Ninety-eight per cent of respondents indicate that they do not oppose the applicant's proposal to legalize the existing front yard parking pad at 25 Raymond Avenue.

The applicant's proposal does not satisfy the requirements of Chapter 918 of the Toronto Municipal Code which states that a survey can only be considered valid when at least 50% of the ballots mailed out have been returned. The formal survey conducted by the Clerks office does not satisfy the minimum 50% response rate.

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

1. The front yard parking pad shall maintain a width of 3.5 metres and a length of 5.70 metres.
2. The applicant shall pay all applicable fees and comply with all other criteria described in the City of Toronto Municipal Code.
3. The applicant shall fund the planting of a tree in the neighbourhood, to the satisfaction of the Parks, Forestry and Recreation Services.

4. The applicant is responsible for obtaining an encroachment agreement, including the payment of all associate fees, for any toe/retaining walls, curbs and stairs situated within the Raymond Avenue road allowance, to the satisfaction of the Municipal Licensing and Standards Division, Etobicoke York District.
5. The applicant shall satisfy these conditions, at no expense to the municipality, by May 31, 2010.

CONTACT

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SIGNATURE

John Niedra, P.Eng.
Director, Transportation Services - Etobicoke York District

ATTACHMENTS

Attachment 1:	Map
Attachment 2:	Proposed Plan
Attachment 3:	Photograph