



STAFF REPORT ACTION REQUIRED

21 Ennerdale Road - Front Yard Parking

Date:	October 19, 2009
To:	Etobicoke York Community Council
From:	Director, Transportation Services - Etobicoke York District
Wards:	Ward 17 - Davenport
Reference Number:	

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 21 Ennerdale Road. This application is an appeal and is scheduled as a deputation item.

The owners of 21 Ennerdale Road submitted an application for front yard parking, 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 parking permits.

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 allow 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

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 21 Ennerdale Road submitted an application for a front yard parking pad, and 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 property currently has no on-site parking.

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 9.14 metres wide by 36.58 metres in length. The proposed parking stall measures 3.0 metres wide by 5.7 metres in length. The proposed front yard parking pad can meet the physical criteria of the City of Toronto Municipal Code, Chapter 918 “Parking on Residential Front Yards and Boulevards”, but only if the applicant introduces retaining walls and stairs to lessen the $\pm 3.2\text{m}$ grade difference between the Ennerdale Road curb line and the front door of the applicants house.

The applicant’s drawing suggests an eight per cent grade for the proposed parking pad; however, we cannot confirm the grade since no reliable elevations or contours are provided. We emphasise that Chapter 918 “Parking on Residential Front Yards and Boulevards” requires a maximum grade of six per cent.

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

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

Permit parking is authorised on the north side of Ennerdale Road, between Hatherley Road and Rochdale Avenue, within permit parking area 13L. As of October 16, 2009, there were 222 permits issued from the 458 available on-street parking stalls. There is one on-street parking permit currently registered to this address.

Presently, there are two properties on Ennerdale Road, between Hatherley Road and Rochdale Avenue that are licensed for 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 Ennerdale Road, from Nos. 5 to 40. The poll was conducted according to the requirements of Chapters 190 and 918 of the Toronto Municipal Code.

At the Ward Councillor's request, the poll was conducted in English, Portuguese and Italian. The poll was conducted by the Clerks office between August 12, 2009, and September 10, 2009.

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

Total Ballots Mailed	49
Ballots Needed to Proceed (must be at least 50%)	25
Valid Ballots Returned	45
Respondents in Favour	34 (100%)
Respondents Opposed	0 (0%)

Ninety-two per cent (92%) of all eligible voters responded to the poll. All of the respondents indicate that they do not oppose the applicant's proposal for front yard parking at 21 Ennerdale Road.

Since the application cannot satisfy the requirement of Chapter 918 "Parking on Residential Front Yards and Boulevards" we recommend refusing 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 shall maintain a maximum width of 2.6 metres and a maximum length of 5.9 metres;
2. The applicant shall surface the front yard parking pad with permeable materials such as ecostone pavers, interlocking pavers, or an equivalent paving treatment that is acceptable to the General Manager, Transportation Services;
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;
5. The applicant shall submit a plan of survey for the proposed parking plan confirming the grades of the existing front yard, municipal boulevard and the proposed parking pad, and shall provide any additional drawings, prepared by a qualified engineer or surveyor, showing the details of any required retaining walls and other associated works considered necessary to install the proposed parking pad;
6. The applicant shall obtain an encroachment agreement from Municipal Licensing and Standards Division, Etobicoke York District for the existing stairs as well as any retaining walls or other encroachments required to introduce the parking pad;

7. The existing on-street parking permits issued to this property be cancelled immediately following construction of the front yard parking pad; and
8. The applicant satisfies these conditions at no expense to the municipality by November 30, 2010.

CONTACT

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SIGNATURE

John Niedra, P.Eng.
Director, Transportation Services

ATTACHMENTS

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