



**STAFF REPORT  
ACTION REQUIRED**

**Front Yard Parking Appeal – 25 Farnham Avenue**

<b>Date:</b>	January 20, 2009
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Manager, Right of Way Management, Transportation Services Toronto and East York District
<b>Wards:</b>	St. Paul’s – Ward 22
<b>Reference Number:</b>	Te09009te.row

**SUMMARY**

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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 25 Farnham Avenue for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

**RECOMMENDATIONS**

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**Transportation Services recommends that Toronto and East York Community Council:**

1. deny the request for front yard parking at 25 Farnham Avenue.

**Financial Impact**

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

**ISSUE BACKGROUND**

The property owner of 25 Farnham Avenue, a single family detached home under construction, submitted an application for front yard parking at this location. The applicant was advised that the property was not eligible for front yard parking because the regulations of the City of Toronto Municipal Code Chapter 918 do not permit front yard parking where permit parking is less than 90% allocated and there is access to

parking on private property. The applicant was advised accordingly and subsequently submitted an appeal requesting further consideration of this proposal. This location was previously licensed for disabled front yard parking to the previous owner.

The proposal for front yard parking is shown on Appendix 'A', the property data map is shown on Appendix 'B', a digital photo of the property is shown on Appendix 'C' and the applicant's landscape proposal is shown on Appendix 'D'.

## COMMENTS

### Applicable regulations

Front yard parking is governed by the criteria set out in the City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards. The relevant provisions include:

- prohibit front yard parking where permit parking is less than 90% allocated, regardless of which side of the street the residential property is situated;
- 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; 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:

- permit parking is permitted on the even side of this portion of the street and is less than 90% allocated;
- the parking space can be accommodated in the rear yard by means of a public lane; and
- the poll did not meet the minimum 50% response rate of eligible voters.

### Poll results

A poll was conducted in accordance with the City of Toronto Municipal Code Chapter 918-14. The area polled comprised both sides of Farnham Avenue from 17 to 51 on the odd side and from 16 to 50 on the even side. The deadline for receiving the ballots was June 19, 2008.

Total owners/tenants/residents polled	66	-----
Returned by post office	1	-----
Total eligible voters (total polled minus returned by post office)	65	100%
No reply	37	57%
<b>Total ballots received (response rate)</b>	<b>28</b>	<b>43%</b>
In favour of parking (of ballots received)	15	54%

Opposed to parking (of ballots received)	13	46%
Spoiled ballots	0	0%

The Code states that a poll will be considered valid when at least 50% of the ballots mailed out have been returned. This poll did not meet the minimum response rate and therefore the poll is deemed to be a negative poll.

### Other factors

Permit parking on Farnham Avenue is authorized on the even side, within permit parking area 5F. There are no on-street parking permits registered to this address.

Total number of parking permits in area 5F	148	Total permits issued as of January 12, 2009	104
Permits available	44	% of permits allocated	70%

Total number of permit parking spaces on Farnham Avenue, between Yonge Street and Woodlawn Avenue West	32	Total permits issued to residents as of January 12, 2009	13
Permits available	19	% of permits allocated	4%

A ramp installation is not required as there is already an existing ramp.

On this portion of Farnham Avenue, between Yonge Street and Woodlawn Avenue West, there are thirty-six properties licensed for front yard parking and four properties licensed for driveway widening. Twelve of these properties are licensed for two vehicles.

There is no tree in the front yard at this location. A review of this application by Urban Forestry has determined that it would be feasible to plant a tree at this location.

At the time of the writing of this report, the eaves and downspouts had not yet been installed.

### 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 does 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 at 25 Farnham Avenue, it could recommend that:

1. the parking area not exceed 2.6 m by 5.9 m in dimension;

2. the applicant provide for the downspout disconnection, if applicable, in accordance with the requirements of Toronto Water;
3. 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
4. the applicant pay all applicable fees and comply with all other criteria set out in the City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards.

## **CONTACT**

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## **SIGNATURE**

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Angie Antoniou  
Manager, Right of Way Management

## **ATTACHMENTS**

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

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