



STAFF REPORT ACTION REQUIRED

Front Yard Parking Appeal – 243 Eastwood Road

Date:	January 19, 2009
To:	Toronto and East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	Beaches-East York – Ward 32
Reference Number:	Te09013te.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 243 Eastwood Road 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

Transportation Services recommends that Toronto and East York Community Council:

1. deny the request for front yard parking at 243 Eastwood Road.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 243 Eastwood Road, a single family semi-detached home, 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 authorized on the same side of the street. The applicant subsequently submitted an appeal requesting further consideration of this proposal.

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 authorized on the same side of the street.

Reason for not approving

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

- permit parking is permitted on the same side of the street.

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 Eastwood Road from 201 to 261 on the odd side and from 240 to 246 on the even side, including 2 Glenmore Road. The deadline for receiving the ballots was May 30, 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	13	20%
Total ballots received (response rate)	52	80%
In favour of parking (of ballots received)	42	81%
Opposed to parking (of ballots received)	6	12%
Spoiled ballots	4	7%

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 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

Permit parking on Eastwood Road is authorized on an alternate side basis, within permit parking area 9B. There is one on-street parking permit registered to this address.

Total number of parking permits in area 9B	765	Total permits issued as of January 13, 2009	733
Permits available	32	% of permits allocated	95.8%

Total number of permit parking spaces on Eastwood Road, between Kingsmount Park Road and Glenmore road	5	Total permits issued to residents as of January 13, 2009	9
Permits available	0	% of permits allocated	180%

The installation of a ramp at this location will result in the loss of one on street permit parking space.

On this portion of Eastwood Road, between Kingsmount Park Road and Glenmore Road, there are thirteen properties licensed for front yard parking and four properties licensed for driveway widening.

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.

In accordance with the requirements, a review by Toronto Water has revealed that one downspout at this property is 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 can meet the other physical requirements of the Code (i.e., setback and landscaping), subject to the alterations of the front porch.

Should Community Council decide to grant the appeal for front yard parking at 243 Eastwood Road, it could recommend that:

1. the parking area not exceed 2.2 m by 5.3 m in dimension;
2. the applicant obtain a building permit for the alteration of the existing porch;
3. the applicant pay for the installation of the ramp to service the parking space;
4. the applicant remove the excess paving and restore the area to soft landscaping as shown on Appendix 'A';

5. 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
6. 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

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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