



## STAFF REPORT ACTION REQUIRED

### Front Yard Parking Appeal – 1078 Logan Avenue

<b>Date:</b>	April 27, 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>	Toronto-Danforth – Ward 29
<b>Reference Number:</b>	Te09051te.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 1078 Logan 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 1078 Logan Avenue.

#### Financial Impact

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

#### ISSUE BACKGROUND

The property owner of 1078 Logan Avenue, a single family semi-detached home with a mutual driveway, 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 on an

alternating basis. 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 on an alternating basis;
- the requirements of the City of Toronto Municipal Code Chapter 331, Trees, are complied with; a minimum clearance of 6.0 meters from the base of the tree is required; and
- parking area paved with semi-permeable material such as ecostone or turf stone or equivalent permeable paving treatment acceptable to the General Manager of Transportation Services.

### Reasons for not approving

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

- permit parking is permitted on the same side of the street on an alternating basis;
- the paved area for the parking pad does not provide the required clearance from the existing tree; and
- the existing concrete paving does not meet the City's paving requirements.

### 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 Logan Avenue from 1053 to 1065 on the odd side, including 93 Mortimer Avenue, and from 1052 to 1092 on the even side. The deadline for receiving the ballots was March 31, 2009.

Total owners/tenants/residents polled	53	-----
Returned by post office	0	-----
Total eligible voters (total polled minus returned by post office)	53	100%
No reply	12	23%
<b>Total ballots received (response rate)</b>	<b>41</b>	<b>77%</b>
In favour of parking (of ballots received)	37	90%

Opposed to parking (of ballots received)	3	7%
Spoiled ballots	1	3%

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 Logan Avenue is authorized on an alternate side basis, within permit parking area 7K. There are no on-street parking permits registered to this address.

Total number of parking permits in area 7K	122	Total permits issued as of March 31, 2009	116
Permits available	6	% of permits allocated	96%

Total number of permit parking spaces on Logan Avenue, between Nealon Avenue and Mortimer Avenue	4	Total permits issued to residents as of March 31, 2009	6
Permits available	0	% of permits allocated	150%

Ramping is not required as there is an existing ramp to service the proposed parking, therefore, on street permit parking is not affected.

On this portion of Logan Avenue, between Fulton Avenue and Mortimer Avenue, there are six properties licensed for front yard parking, one property licensed for driveway widening and five properties licensed for residential boulevard parking.

There is a 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 an additional tree at this location.

In accordance with the requirements, a review by Toronto Water has revealed that two downspouts at this property have been disconnected by the property owner.

### 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 requirement of the Code, (i.e., landscaping).

Should Community Council decide to grant the appeal for front yard parking at 1078 Logan Avenue, it could recommend that:

1. the parking area be a minimum of 2.2 m in width and not exceed 2.4 m by 5.9 m in dimension;
2. the applicant remove the existing concrete paving and re-pave the parking area with semi-permeable paving materials;
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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