



STAFF REPORT ACTION REQUIRED

Front Yard Parking Appeal – 120 Hannaford Street

Date:	June 1, 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:	Te09024te.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 120 Hannaford Street 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 120 Hannaford Street.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 120 Hannaford Street, a single family 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 opposite side of the street and is

less than 90% allocated. 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 less than 90% allocated, regardless of which side of the street the residential property is situated.

Reason for not approving

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

- permit parking is permitted on the odd side of this portion of the street and is less than 90% allocated.

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 Hannaford Street from 104 to 134 on the even side and from 101 to 159 on the odd side, including 142 and 144 Swanwick Avenue and 2333 ad 2335 Gerrard Street East. The deadline for receiving the ballots was April 16, 2009.

Total owners/tenants/residents polled	85	-----
Returned by post office	2	-----
Total eligible voters (total polled minus returned by post office)	83	100%
No reply	32	39%
Total ballots received (response rate)	51	61%
In favour of parking (of ballots received)	46	90%
Opposed to parking (of ballots received)	2	4%
Spoiled ballots	3	6%

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 Hannaford Street is authorized on the odd side, within permit parking area 9C. There is one on-street parking permit registered to this address.

Total number of parking permits in area 9C	5251	Total permits issued as of February 5, 2009	4835
Permits available	416	% of permits allocated	92%

Total number of permit parking spaces on Hannaford Street, between Swanwick Avenue and Gerrard Street East	24	Total permits issued to residents as of February 5, 2009	16
Permits available	8	% of permits allocated	67%

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 Hannaford Street, between Swanwick Avenue and Gerrard Street East, there are four properties licensed for front yard parking and two properties licensed for driveway widening. One of these properties is 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.

In accordance with the requirements, a review by Toronto Water has revealed that four 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 requirements of the Code, (i.e., setback and landscaping).

Should Community Council decide to grant the appeal for front yard parking at 120 Hannaford Street, it could recommend that:

1. the parking area be a minimum of 2.2 m in width and not exceed 2.6 m by 5.9 m in dimension;
2. the existing walkway be removed and restored to green space, as shown on Appendix 'A';

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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ATTACHMENTS

Appendix 'A' - sketch

Appendix 'B' - property data map

Appendix 'C' - photo

Appendix 'D' - applicant's landscape proposal

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