



STAFF REPORT ACTION REQUIRED

Front Yard Parking Appeal – 61 Leuty Avenue

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:	Te09059te.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 61 Leuty 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

Transportation Services recommends that Toronto and East York Community Council:

1. deny the request for front yard parking at 61 Leuty Avenue.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 61 Leuty Avenue, a single family semi-detached home, submitted an application for front yard parking at this location. The property does meet the physical requirements of the City of Toronto Municipal Code, however the application was refused due to the negative poll result, i.e. the response rate was less than 50%. 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:

- a formal poll be conducted to determine whether there is neighbourhood support for the application and that such poll has a favourable result.

Reason for not approving

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

- 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 Leuty Avenue from 33 to 91 on the odd side and from 46 to 90 on the even side. The deadline for receiving the ballots was October 6, 2008.

Total owners/tenants/residents polled	117	-----
Returned by post office	4	-----
Total eligible voters (total polled minus returned by post office)	113	100%
No reply	67	59%
Total ballots received (response rate)	46	41%
In favour of parking (of ballots received)	37	80%
Opposed to parking (of ballots received)	9	20%
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 Leuty Avenue is authorized on the even side, within permit parking area 9C. There are two on-street parking permits registered to this address.

Total number of parking permits in area 9C	5251	Total permits issued as of March 31, 2009	4997
Permits available	254	% of permits allocated	95%

Total number of permit parking spaces on Leuty Avenue, between Violet Avenue and Queen Street East	27	Total permits issued to residents as of March 31, 2009	49
Permits available	0	% of permits allocated	182%

A ramp installation does not affect on-street permit parking.

On this portion of Leuty Avenue, between Violet Avenue and Queen Street East, there are eighteen properties licensed for front yard parking and four properties licensed for driveway widening. Three 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.

In accordance with the requirements, a review by Toronto Water has revealed that one downspout has been disconnected by the property owner and 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 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 61 Leuty Avenue, it could recommend that:

1. the parking area not exceed 2.2 m by 5.3 m in dimension;
2. the applicant pay for the installation of the ramp to service the parking space;
3. the concrete walkway be removed and restored, along with the unimproved area, to green space, as shown on Appendix 'A';
4. 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

5. 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

Joe Colafranceschi, Supervisor, Right of Way Management

Telephone: 416-392-7564, Fax: 416-392-1058, E-mail: jcolafra@toronto.ca

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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