



STAFF REPORT ACTION REQUIRED

27 Mayfield Avenue – Front Yard Parking

Date:	June 14, 2010
To:	Etobicoke York Community Council
From:	Director, Transportation Services – Etobicoke York District
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	p:\2010\Cluster B\TRA\EtobicokeYork\eycc100112-tp

SUMMARY

The staff report is about a matter that Etobicoke York Community Council has delegated authority from City Council to make a final decision.

The purpose of this report is to inform Etobicoke York Community Council on an application for front yard parking at 27 Mayfield Avenue. This application is an appeal and is scheduled as a deputation item.

The owners of 27 Mayfield Avenue submitted an application for front yard parking, but were advised that the property is not eligible for front yard parking since the property is located on the same side of the street as on-street parking permits.

The applicant submitted an appeal requesting an exemption from the City of Toronto Municipal Code, Chapter 918 “Parking on Residential Front Yards and Boulevards” to allow front yard parking at this location.

Staff cannot recommend a front yard parking pad at this location since it does not meet the requirements of Chapter 918 of the Toronto Municipal Code; however, if Community Council finds merit in this proposal, it could be approved subject to the conditions described in the “Comments” section of this report.

RECOMMENDATIONS

Transportation Services recommends that Etobicoke York Community Council:

1. Refuse the application for front yard parking at 27 Mayfield Avenue.

Financial Impact

There are no financial impacts resulting from adopting this report.

COMMENTS

The owner of 27 Mayfield Avenue submitted an application for a front yard parking pad, and was advised that the property is not eligible for front yard parking since the property is located on the same side of the street as on-street parking permits. The property currently has no on-site parking.

The applicant submitted an appeal requesting an exemption from the City of Toronto Municipal Code, Chapter 918 “Parking on Residential Front Yards and Boulevards” to permit front yard parking at this location.

The property’s lot dimensions measure 8.22 metres wide by 35.15 metres in length. The proposed parking stall measures 2.3 metres wide by 5.3 metres in length. The proposed front yard parking pad can meet the physical criteria of the City of Toronto Municipal Code, Chapter 918 “Parking on Residential Front Yards and Boulevards”, but only if the applicant introduces retaining walls and stairs to lessen the $\pm 1.5\text{m}$ grade difference existing between the Mayfield Avenue curb line and the front door of the applicant’s house.

A review of the City of Toronto’s Inventory of Heritage Properties has revealed that this property is not designated historical property under the Ontario Heritage Act.

Attachment 1 shows the site location. Attachment 2 illustrates the proposed front yard parking pad. Attachment 3 shows the elevations of the proposed front yard parking pad. Attachment 4 is a photograph of the site.

Permit parking is authorised on the south side of Mayfield Avenue, between Durie Street and Windermere Avenue. As of May 25, 2010, there were 34 permits issued from the 58 available on-street parking stalls. There is one on-street parking permit currently registered to this address.

There are six properties on Mayfield Avenue, between Durie Street and Windermere Avenue that are licensed for front yard parking as illustrated in Attachment 1.

To determine if the community supports this application, City Clerks conducted a survey of all residents listed in the City’s assessment information system who either own property or reside on both sides of Mayfield Avenue, from street addresses 1 to 44, as well as 86 Durie Street, 337 and 339 Windermere Avenue. The survey was conducted according to the requirements of Chapter 190 and 918 of the Toronto Municipal Code.

At the Ward Councillor's request, the survey was conducted in English, Polish, and Ukrainian. The survey was conducted by the Clerks office between March 23, 2010, and April 21, 2010.

The results of the survey are presented in the following table

Total Ballots Mailed	100
Ballots Needed to Proceed (must be at least 50%)	50
Valid Ballots Returned	62
Respondents in Favour	58 (94%)
Respondents Opposed	4 (6%)

The applicant's proposal satisfies the requirements of Chapter 918 of the Toronto Municipal Code which states that a survey can only be considered valid when at least 50 percent of the ballots mailed out have been returned. The formal survey conducted by the Clerks office exceeded the minimum 50 percent response rate, as 62 percent of all eligible residents responded. Ninety-four percent of respondents indicate that they do not oppose the applicant's proposal for front yard parking at 27 Mayfield Avenue.

Since the application does not satisfy the requirements of Chapter 918 "Parking on Residential Front Yards and Boulevards" we recommend refusing the application; however, should Etobicoke York Community Council find merit in this proposal it could be approved subject to the following conditions:

1. The front yard parking pad shall maintain a width of 2.3 metres and a length of 5.3 metres.
2. The applicant shall surface the front yard parking area with permeable materials such as ecostone pavers, interlocking pavers, or an equivalent paving treatment that is acceptable to the General Manager, Transportation Services.
3. The retaining walls and stairs proposed within the Mayfield Avenue road allowance are designed and constructed to the satisfaction of the General Manager, Transportation Services, including if required the removal and/or relocation of public and/or private utilities.
4. The applicant shall pay all applicable fees and comply with all other criteria described in the City of Toronto Municipal Code.
5. The applicant shall plant a tree in their front yard, or fund the planting of a tree in the neighbourhood, to the satisfaction of Parks, Forestry and Recreation Services.

6. The existing on-street parking permit issued to this address is cancelled immediately following the construction of the front yard parking pad.
7. The applicant is responsible for obtaining an encroachment agreement, including the payment of all associated fees, for any retaining walls, stairs, etc. situated within the Mayfield Avenue road allowance, to the satisfaction of the Municipal Licensing and Standards Division, Etobicoke York District.
8. The applicant satisfies these conditions at no expense to the municipality by August 17, 2011.

CONTACT

Marianne Zagar, Right-of-Way Management, Etobicoke York District

Phone: 416-394-8343, Fax: 416-394-8942

E-mail: mazagar@toronto.ca

AFS12465

SIGNATURE

Steven T. Kodama, P.Eng.

Acting Director, Transportation Services, Etobicoke York District

ATTACHMENTS

Attachment 1:	Map
Attachment 2:	Proposed Plan
Attachment 3:	Proposed Plan Elevations
Attachment 4:	Photograph