

## **414 McRoberts Avenue – Front Yard Parking**

<b>Date:</b>	July 14, 2010
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Transportation Services – Etobicoke York District
<b>Wards:</b>	Ward 17 – Davenport
<b>Reference Number:</b>	p:\2010\Cluster B\TRA\EtobicokeYork\eycc100132-tp

### **SUMMARY**

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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 414 McRoberts Avenue. This application is to legalize an existing unauthorized front yard parking pad and is scheduled as a deputation item.

The owners of 414 McRoberts Avenue submitted an application for front yard parking, but were advised that the property is not eligible for front yard parking for a number of reasons. The property is located on the same side of the street as on-street parking permits and there is rear lane access to two on-site parking stalls. In addition, the application does not satisfy the minimum 50% survey response rate that Chapter 918 specifies.

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**

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### **Transportation Services recommends that Etobicoke York Community Council:**

1. Refuse the application for front yard parking at 414 McRoberts Avenue.

### **Financial Impact**

There are no financial impacts resulting from adopting this report.

### **COMMENTS**

The owner of 414 McRoberts Avenue submitted an application to legalize the existing unauthorized 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, and there is existing rear lane access to two outdoor parking stalls.

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 5.05 metres wide by 38.71 metres in length. The proposed parking stall measures 2.4 metres wide by 5.3 metres in length. While the proposed front yard parking pad can be altered to meet the physical criteria of the City of Toronto Municipal Code, Chapter 918 “Parking on Residential Front Yards and Boulevards,” at present, the entire front yard is hard surfaced and, contrary to Chapter 918, can accommodate two vehicle parking stalls.

A review of the City of Toronto’s Inventory of Heritage Properties has revealed that this property is not a 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 is a photograph of the site.

Permit parking is authorised on alternating sides of McRoberts Avenue, between Corby Avenue and north end of the street, within on-street parking permit area 13M. As of July 14, 2010, there were 91 permits issued from the 193 available on-street parking stalls. There are no on-street parking permits currently registered to this address.

Presently, one property on McRoberts Avenue, between Corby Avenue and the north end of the street is licensed for front yard parking.

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 McRoberts Avenue, from street addresses 384 to 463.

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, Italian, and Portuguese. The survey was conducted by the Clerks office between June 11, 2010, and July 12, 2010.

The results of the survey are presented in the following table

<b>Total Ballots Mailed</b>	92
<b>Ballots Needed to Proceed (must be at least 50%)</b>	46
<b>Valid Ballots Returned</b>	34
<b>Respondents in Favour</b>	18 (53%)
<b>Respondents Opposed</b>	16 (47%)

Just 37% of all eligible voters responded to the survey. Fifty-three per cent of respondents indicate that they support the applicant's proposal for front yard parking at 414 McRoberts Avenue. But given the low response rate, it is unlikely that these results are representative of the opinions of the majority of McRoberts Avenue residents.

Since the application does not satisfy the requirements of Chapter 918 "Parking on Residential Front Yards and Boulevards," and since there does not appear to be overwhelming consensus from the neighbourhood in support of this proposal, 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 2.4 metres and a length of 5.3 metres, with the width of the McRoberts Avenue curb cut reduced to not more than 3.0 metres and the remaining curb and sidewalk restored to municipal standards.
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, and the remaining front yard area shall consist of "soft" landscaping such as sod or flower gardens.
3. The applicant shall pay all applicable fees and comply with all other criteria described in the City of Toronto Municipal Code.
4. 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.

5. The applicant satisfies these conditions at no expense to the municipality by August 17, 2011.

## **CONTACT**

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## **SIGNATURE**

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## **ATTACHMENTS**

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