

261 Oakwood Avenue – Front Yard Parking

Date:	July 14, 2010
To:	Etobicoke York Community Council
From:	Director, Transportation Services – Etobicoke York District
Wards:	Ward 17 – Davenport
Reference Number:	p:\2010\Cluster B\TRA\EtobicokeYork\eycc100128-to

SUMMARY

This 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 261 Oakwood Avenue. This application is an appeal and is scheduled as a deputation item.

The owners of 261 Oakwood 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. In addition, the property does not meet the soft landscaping requirements, there is an existing 2.3 metre wide mutual driveway leading to a rear yard garage, the front yard can only physically accommodate a parking pad 4.3 metres in length, and 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

Transportation Services recommends that Etobicoke York Community Council:

1. Refuse the application for front yard parking at 261 Oakwood Avenue.

Financial Impact

There are no financial impacts resulting from adopting this report.

COMMENTS

The owner of 261 Oakwood Avenue submitted an application for a front yard parking pad, and was advised that the property is not eligible for front yard parking for a number of reasons:

1. The property is located on the same side of the street as on-street parking permits.
2. The property does not meet the soft landscaping requirements. Although the drawing shows a mutual driveway width of 2.1 metres, staff inspection confirms that there is an existing 2.3 metre wide mutual driveway leading to a rear yard garage. According to Chapter 918, properties with joint use driveways greater than 2.2 metres wide are not eligible for front yard parking.
3. There is insufficient depth to accommodate any vehicle other than a sub-compact vehicle. The length of the proposed parking pad is 4.3 metres to the existing building wall. The homeowner proposes to construct a 1.0 metre extension to the parking pad by excavating beneath the existing porch. According to Chapter 918, properties must have a minimum length of 5.3 metres to accommodate a vehicle without overhanging the sidewalk or located 0.30 metres from the front wall of the building.

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.

According to the City of Toronto Property System data, the property’s lot dimensions measures 6.24 metres wide by 32.16 metres in length. The proposed parking stall measures 2.2 metres wide by 4.3 metres in length, with an additional 1.0 metre extension being constructed beneath the front porch.

A review of the City of Toronto’s Inventory of Heritage Properties has revealed that this property is not designated as a 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 Oakwood Avenue, between Earnscliffe Road and Earlsdale Avenue, within permit area 13G. As of July 16, 2010, there were 313 permits issued from the 445 available on-street parking stalls. There are no on-street parking permits currently registered to this address.

Presently, there are four properties on Oakwood Avenue, between Earnscliffe Road and Earlsdale Avenue licensed for front yard parking, as illustrated on 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 Oakwood Avenue, from street addresses 259 to 317A, including 2 Earnscliffe Road. 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 March 22, 2010, and April 20, 2010.

The results of the survey are presented in the following table

Total Ballots Mailed	94
Ballots Needed to Proceed (must be at least 50%)	47
Valid Ballots Returned	17 (18%)
Respondents in Favour	15 (88%)
Respondents Opposed	2 (12%)

Just 18% of all eligible voters responded to the survey. Eighty-eight per cent of respondents indicate that they support the applicant's proposal for front yard parking at 261 Oakwood Avenue, but given the poor response rate, it is unlikely that these results accurately reflect the views of the majority of Oakwood Avenue residents.

Since the application does not satisfy the requirements of Chapter 918 "Parking on Residential Front Yards and Boulevards," and community consensus in favour of the proposal does not appear to be evident, we recommend refusing the application. 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 2.2 metres and a length of 5.3 metres.

2. The applicant removes a portion of the existing front porch to accommodate the proposed parking pad.
3. The applicant shall obtain a building permit from the Building Services Division for the alterations to the existing porch to accommodate the proposed parking pad's encroachment beneath it.
4. 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.
5. The applicant shall pay all applicable fees and comply with all other criteria described in the City of Toronto Municipal Code.
6. 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.
7. 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