



STAFF REPORT ACTION REQUIRED

Front Yard Parking Appeal – 10 Selwood Avenue

Date:	January 14, 2010
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:	Te10003te.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 10 Selwood 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 10 Selwood Avenue.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 10 Selwood Avenue, 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 it does not meet the regulations of the City of Toronto Municipal Code Chapter 918. 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’, digital photos of the property are 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 authorized on the same side of the street; and
- the parking space must be constructed adjacent to the mutual driveway.

Reasons for not approving

The property does not meet the above noted criteria for the following reasons:

- permit parking is permitted on the same side of the street; and
- the proposed parking space is not adjacent to the mutual driveway.

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 Selwood Avenue from 2 to 12, including 27 Glen Manor Drive and 44 MacLean Avenue, on the even side and from 13 to 25 Selwood Avenue, including 25 Glen Manor Drive and 32 MacLean Avenue on the odd side. The deadline for receiving the ballots was December 8, 2009.

Total owners/tenants/residents polled	39	-----
Returned by post office	2	-----
Total eligible voters (total polled minus returned by post office)	37	100%
No reply	10	27%
Total ballots received (response rate)	27	73%
In favour of parking (of ballots received)	22	81%
Opposed to parking (of ballots received)	3	11%
Spoiled ballots	2	8%

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 Selwood Avenue is authorized on both sides of the street, within permit parking area 9D. There is one on-street parking permit registered to this address.

Total number of parking permits in area 9D	893	Total permits issued as of November 30, 2009	860
Permits available	33	% of permits allocated	96%

Total number of permit parking spaces on Selwood Avenue, between Glen Manor Drive and Maclean Avenue	31	Total permits issued to residents as of November 30, 2009	19
Permits available	12	% of permits allocated	61%

The installation of a ramp at this location will result in the loss of one on street permit parking space.

On this portion of Selwood Avenue, between Glen Manor Drive and MacLean Avenue, there are three properties licensed for driveway widening.

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 three 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 10 Selwood Avenue, 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 applicant pay for the installation of the ramp to service the parking space;
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;
4. the applicant plant a tree in accordance with the requirements of the City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and

- Boulevards. The tree shall be a full shade canopy tree or approved equivalent, to the satisfaction of the General Manager of Parks, Forestry and Recreation; 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

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SIGNATURE

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Manager, Right of Way Management

ATTACHMENTS

- Appendix 'A' - sketch
- Appendix 'B' - property data map
- Appendix 'C' - photos
- Appendix 'D' - applicant's landscape proposal

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