



## **Councillor Joe Mihevc**

Toronto City Hall  
St. Paul's West  
Ward 21

# MEMO

TO: Toronto & East York Community Council

FROM: Councillor Joe Mihevc, Ward 21, St. Paul's West

RE: Front yard parking space at 336 Howland Ave.

DATE: May 7, 2010

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### Recommendations

I would like to recommend that, despite subsection 918-21B of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards ("Chapter 918"), City Council grant authority to the General Manager of Transportation Services to accept an appeal from the applicant(s) for front yard parking for 336 Howland Avenue to Toronto and East York Community Council in accordance with the appeal process outlined in subsection 918-21A.

### Background

The new owners of this property discovered that their front yard parking space was illegal, even though it has existed for 30 years on a side of the street where each and every other property has a front yard parking space. The property owners have agreed to reconstruct the pad in an environmentally-friendly way and enhance the streetscape with more greening on the front yard.

The property in question is located within the area of the former City of Toronto in that portion of Ward 21 located south of St. Clair Avenue West. Given that this property falls within that portion of Ward 21 located south of St. Clair Avenue West, pursuant to subsection 918-5B of Chapter 918, the General Manager of Transportation Services shall not accept a front yard parking application for front yard parking for this residential address.

Further, given its location in Ward 21, according to subsection 918-21B, this property shall not be entitled to file an appeal pursuant to subsection 918-21 of Chapter 918 unless the property has no other alternative parking option and meets the physical requirements set out in Chapter 918.

In this instance, the property in question does have alternative parking as there is on-street permit parking in this area. Accordingly, pursuant to the provisions of Chapter 918, the property is ineligible to appeal.

**I would note that Howland Avenue experiences intense parking pressures because of visitors to the Tarragon Theatre, employees of the Toronto Transit Commission's Hillcrest Yard and students at George Brown College, all of which are within two blocks of Howland Avenue. This situation makes on street parking for homeowners virtually impossible.**

Sincerely,

Councillor Joe Mihevc  
Ward 21, St. Paul's West