



STAFF REPORT ACTION REQUIRED

Front Yard Parking Appeal – 10 Hambly Avenue

Date:	December 5, 2011
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:	Te2012003te.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 Hambly 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 Hambly Avenue.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 10 Hambly Avenue, a single family detached home, 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 the regulations of the City of Toronto Municipal Code Chapter 918 do not permit front yard parking when permit

parking is authorized on the same side of the street. 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.

Reasons for not approving

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

- permit parking is permitted on the same side of the street.

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 Hambly Avenue from 1 to 33 on the odd side, including 2072 Queen Street East and from 2 to 32 on the even side, including 2070 Queen Street East. The deadline for receiving the ballots was November 10, 2011.

Total owners/tenants/residents polled	103	-----
Returned by post office	4	-----
Total eligible voters (total polled minus returned by post office)	99	100%
No reply	55	56%
Total ballots received (response rate)	44	44%
In favour of parking (of ballots received)	33	75%
Opposed to parking (of ballots received)	9	20%
Spoiled ballots	2	5%

The Code states that a poll will be considered valid when at least 25% 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 Hambly Avenue is authorized on the even side, within permit parking area 9C. There is one on street parking permit registered to this address.

Total number of parking permits in area 9C	4292	Total permits issued as of November 30, 2011	3799
Permits available	493	% of permits allocated	89%

Total number of permit parking spaces on Hambly Avenue, between Queen Street East and Williamson Road	36	Total permits issued to residents as of November 30, 2011	36
Permits available	0	% of permits allocated	100%

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

On this portion of Hambly Avenue, between Queen Street East and Williamson Road, there are thirty seven properties licensed for front yard parking. Eleven of these properties are licensed for two vehicles.

There is a tree in the front yard of the adjacent property to the north. A review of this application by Urban Forestry has determined that there is no suitable planting site for 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 requirement of the Municipal Code, the property does meet the other physical requirements of the Code, (i.e., landscaping).

Should Community Council decide to grant the appeal for front yard parking at 10 Hambly 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 5.5 m in dimension;
2. the applicant pay for the installation of the ramp to service the parking space;
3. the applicant remove the concrete slanted wall, as indicated in Appendix 'A', attached to the report dated December 5, 2011, from the Manager, Right of Way Management, Transportation Services, Toronto and East York District;

4. the applicant provide the landscape features substantially in accordance with the plan as indicated in Appendix 'D', attached to the report dated December 5, 2011, from the Manager, Right of Way Management, Transportation Services, Toronto and East York District, to the satisfaction of the General Manager of Transportation Services;
5. the applicant pay for the planting of a full shade canopy tree on City property in the general area of the property, preferably on the same street, as per the requirements of the City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards; and
6. 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

Joe Colafranceschi, Supervisor, Right of Way Management
Telephone: 416-392-7564, Fax: 416-392-1058, E-mail: jcolafra@toronto.ca

SIGNATURE

Kyp Perikleous
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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