



## STAFF REPORT ACTION REQUIRED

### Front Yard Parking Appeal – 420 Willard Avenue

<b>Date:</b>	January 11, 2013
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Transportation Services – Etobicoke York District
<b>Wards:</b>	Ward 13 – Parkdale-High Park
<b>Reference Number:</b>	p:\2013\Cluster B\TRA\EtobicokeYork\eycc130020-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.

Transportation Services has assessed an appeal from the owner of 420 Willard 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 Etobicoke York Community Council:**

1. Refuse the request for front yard parking at 420 Willard Avenue.

#### **Financial Impact**

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

#### **ISSUE BACKGROUND**

The property owner of 420 Willard Avenue, a single family detached home with a 2.07 metre wide mutual driveway, submitted an application for front yard parking at this location. The applicant was advised that the property is not eligible for front yard parking because the regulations of the City of Toronto Municipal Code Chapter 918 do not permit front yard parking where permit parking is authorized on the same side of the street. The applicant subsequently submitted an appeal requesting further consideration of this proposal.

Attachment 1 shows the site location. Attachment 2 illustrates the proposed front yard parking pad. Attachment 3 is a photograph of the site.

## **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;
- limit the number of vehicles that can be licensed to one;
- the mutual driveway not exceed 2.2 m in width;
- limit the size of the parking area to 2.6 m by 5.9 m in dimension;
- minimum parking space requirement of 2.2 m in width;
- minimum parking space requirement of 5.3 m in length
- minimum parking space requirement of 2.2 m in width by 5.3 m in length;
- a minimum of 50% of the front yard on private property must be landscaped open space, of which 75% must be maintained as soft landscaping;
- a minimum of 50% of the City boulevard fronting the property must be landscaped open space, of which 75% must be maintained as soft landscaping;
- the requirements of the City of Toronto Municipal Code Chapter 813, Trees, are complied with; a minimum clearance of 3.6 meters from the base of the tree is required;
- the parking space to be constructed perpendicular to the sidewalk;
- the parking space cannot be located within the existing mutual driveway;
- the parking space shall be constructed adjacent to the mutual driveway;
- parking area paved with semi-permeable material such as ecostone or turf stone or equivalent permeable paving treatment acceptable to the General Manager of Transportation Services; and
- a formal poll be conducted to determine whether there is neighbourhood support for the application and that such poll has a favourable result.

### **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 on an alternating basis.

## 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 Willard Avenue from 395 to 431, including 111 Ardagh Street on the odd side and from 394 to 432, on the even side. At the Ward Councillor's request, the survey was conducted in English, Polish, and Ukrainian. The survey was conducted by the Clerks' office between December 6, 2012 and January 4, 2013.

Total owners/tenants/residents polled	76	-----
Returned by post office	0	-----
Total eligible voters (total polled minus returned by post office)	76	100%
No reply	36	47%
<b>Total ballots received (response rate)</b>	<b>40</b>	<b>53%</b>
In favour of parking (of ballots received)	32	80%
Opposed to parking (of ballots received)	8	20%
Spoiled ballots	0	0%

The Code states that a poll will be considered valid when at least 25% of the ballots mailed out have been returned. This poll met the minimum response rate and therefore is considered valid. The result of the poll is in favour of this application as the majority of the ballots returned supported this application.

## Other factors

Permit parking on Willard Avenue is authorized on both sides of the street, within permit parking area 1E. Currently, there are no on-street parking permits registered to this address.

Total number of parking permits in area 1E	1005	Total permits issued as of January 11, 2013	872
Permits available	133	% of permits allocated	87%

Total number of permit parking spaces on Willard Avenue, between Colbeck Street and Ardagh Street	69	Total permits issued to residents as of January 11, 2013	32
Permits available	37	% of permits allocated	46%

A curb cut and depressed ramp is not required as there is an existing mutual driveway ramp to access the proposed parking pad. No on-street parking stalls will be lost should this application be successful.

On this portion of Willard Avenue, between Colbeck Street and Ardagh Street, there are currently seventeen properties licensed for front yard parking.

### **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.

Should Community Council find merit in this application, we recommend approval subject to the following conditions:

1. the parking area be a minimum of 2.2 m in width and not exceed 2.6 m wide by 5.9 m in length;
2. the applicant shall surface the front yard parking area with semi-permeable materials such as ecostone pavers, interlocking pavers or an equivalent paving treatment that is acceptable to the General Manager, Transportation Services;
3. the applicant shall pay all applicable fees and comply with all other criteria described in the City of Toronto Municipal Code;
4. the remaining front yard shall consist of 'soft' landscaping;
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;
6. the applicant satisfies these conditions at no expense to the municipality by February 26, 2014.

## **CONTACT**

Marianne Zagar, Right of Way Management, Etobicoke York District

Telephone: 416-394-8343, Fax: 416-394-8942

E-mail: [mazagar@toronto.ca](mailto:mazagar@toronto.ca)

AFS17151

## **SIGNATURE**

---

Steven T. Kodama, P.Eng.

Director, Transportation Services, Etobicoke York District

## **ATTACHMENTS**

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