



**STAFF REPORT
ACTION REQUIRED**

Front Yard Parking Appeal – 50 Duggan Avenue

Date:	September 25, 2016
To:	Toronto and East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	St. Paul's – Ward 22
Reference Number:	Te.201629.te.row.docx

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 50 Duggan Avenue for front yard parking. Front yard parking at this location is not recommended because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918 in that on-street permit parking is authorized on the same side of the street, resulting in the loss of one on-street permit parking space. 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 50 Duggan Avenue.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 50 Duggan Avenue, a single family semi-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 if on-street permit parking is authorised on the same side of the street.

The proposal for front yard parking is shown on Appendix 'A', the property data map is shown on Appendix 'B' and a digital photo of the property is shown on Appendix 'C'.

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.

Reason 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 and the installation of a ramp will result in the loss of one on-street permit parking space.

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 Duggan Avenue from 23 to 77 on the odd side and from 22 to 74 on the even side. The deadline for receiving the ballots was June 15, 2016.

Total owners/tenants/residents polled	117	-----
Returned by post office	6	-----
Total eligible voters (total polled minus returned by post office)	111	100%
No reply	35	32%
Total ballots received (response rate)	76	68%
In favour of parking (of ballots received)	67	88%
Opposed to parking (of ballots received)	5	7%
Spoiled ballots	4	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 Duggan Avenue is authorized on the even side on a street name basis. As of September 15, 2016, there is one on-street parking permits registered to this address. As of August 16, 2016, permit parking within this block is waitlisted.

Total number of parking permits on Duggan Avenue	25	Total permits issued as of May 31, 2016	25
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 Duggan Avenue, between Lawton Boulevard and Oriole Parkway, there are 42 properties licensed for front yard parking. One of these properties is licensed for two vehicles.

There is a 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 an additional tree at this location or mutually between 48 and 50 Duggan Avenue.

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 50 Duggan Avenue, it could recommend that:

1. the parking area be a minimum of 2.2 metres in width and not exceed 2.6 metres and a minimum of 5.3 metres and not exceed 5.9 metres in length;
2. the applicant pay for the installation of the ramp to service the parking space;
3. the applicant disconnect any downspouts, if feasible, or seek an exemption from Toronto Water in accordance with the requirements in Chapter 681-11(S);
4. the applicant provide the landscape features substantially in accordance with the plan as indicated in Appendix 'A', attached to the report dated September 25, 2016, from the Manager, Right of Way Management, Transportation Services,

- Toronto and East York District, to the satisfaction of the General Manager of Transportation Services; 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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ATTACHMENTS

- Appendix 'A' - sketch
- Appendix 'B' - property data map
- Appendix 'C' - photo