TORONTO

STAFF REPORT
ACTION REQUIRED

48 Durie Street – Front Yard Parking

Date:	May 12, 2011
To:	Etobicoke York Community Council
From:	Acting Director, Transportation Services – Etobicoke York District
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	p:\2011\Cluster B\TRA\EtobicokeYork\eycc110081-tp

SUMMARY

The staff report is about a matter that Etobicoke York Community Council has delegated authority from City Council to make a final decision.

The purpose of this report is to inform Etobicoke York Community Council of an application for front yard parking at 48 Durie Street. This application is an appeal, and is scheduled as a deputation item.

The owner of 48 Durie Street submitted an application for front yard parking, but was advised that the property is not eligible for front yard parking since there is "On-Street Parking" permitted on both sides of the street at this location.

The Applicant submitted an appeal requesting an exemption from the City of Toronto Municipal Code, Chapter 918 “Parking on Residential Front Yards and Boulevards” to allow front yard parking at this location.

Staff cannot recommend a front yard parking pad at this location since it does not meet the requirements of Chapter 918 of the Toronto Municipal Code; however, if Community Council finds merit in this proposal, it could be approved subject to the conditions described in the “Comments” section of this report.

RECOMMENDATIONS

Transportation Services recommends that Etobicoke York Community Council:

1. Refuse the application for front yard parking at 48 Durie Street.

Financial Impact

There are no financial impacts resulting from adopting this report.

COMMENTS

The owner of 48 Durie Street submitted an application for a front yard parking pad, and was advised that the property is not eligible for front yard parking since there are "On-Street Parking" permitted on both sides of the street.

The Applicant submitted an appeal requesting an exemption from the City of Toronto Municipal Code, Chapter 918 “Parking on Residential Front Yards and Boulevards” to permit front yard parking at this location.

The property’s lot dimensions measure 7.62 metres wide by 27.43 metres long. The proposed parking stall measures 2.3 metres wide by 5.3 metres long. The property currently has no on-site parking, and the proposed front yard parking pad will result in the loss of one on-street parking permit stall.

The property meets the landscaping requirements as noted in Chapter 918 "Parking on Residential Front Yards and Boulevards."

A review of the City of Toronto’s Inventory of Heritage Properties has revealed that this property is not designated historical property under the Ontario Heritage Act.

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

Parking permits are authorised on both sides of Durie Street, between Morningside Avenue and Deforest Road. As of May 12, 2011, there were 66 permits issued from the 83 available on-street parking permit stalls. There is one on-street parking permit currently registered to this address.

Presently, there are four properties on Durie Street, between Morningside Avenue and Deforest Road that are licensed for front yard parking, as illustrated on Attachment 1.

To determine if the community supports this application, City Clerks conducted a survey of all residents listed in the City's assessment information system who either own property or reside on both sides of Durie Street, from street addresses 20 to 68. The survey was conducted according to the requirements of Chapter 190 and 918 of the Toronto Municipal Code.

At the Ward Councillor's request, the survey was conducted in English, Polish, and Ukrainian. The survey was conducted by the Clerks' office between April 12, 2011, and May 11, 2011.

The results of the survey are presented in the following table:

Total Ballots Mailed	110
Ballots Needed to Proceed (must be at least 25%)	28
Valid Ballots Returned	52
Respondents in Favour	35 (67%)
Respondents Opposed	17 (33%)

Forty-seven per cent of all eligible voters responded to the survey. Sixty-seven per cent of respondents indicate that they do not oppose the Applicant's proposal for front yard parking at 48 Durie Street.

Since the application does not satisfy the requirements of Chapter 918 "Parking on Residential Front Yards and Boulevards", we recommend refusing the application. However, should Etobicoke York Community Council find merit in this proposal, it could be approved subject to the following conditions:

1. The front yard parking pad must maintain a width of 2.3 metres and a length of 5.3 metres.

2. The Applicant shall surface the front yard parking area with permeable materials such as ecostone pavers, interlocking pavers, or an equivalent paving treatment that is acceptable to the General Manager, Transportation Services.

3. The remaining front yard shall consist of 'soft' landscaping.

4. The Applicant shall pay all applicable fees and comply with all other criteria described in the City of Toronto Municipal Code.

5. The Applicant shall plant a tree in their front yard, or fund the planting of a tree in the neighbourhood, to the satisfaction of Parks, Forestry and Recreation Services.

6. The existing On-Street Parking Permit issued to this address is cancelled immediately following the construction of the front yard parking pad.

7. The Applicant satisfies these conditions at no expense to the municipality by June 22, 2012.

CONTACT

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SIGNATURE

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Steven T. Kodama, P.Eng.
Acting Director, Transportation Services, Etobicoke York District

ATTACHMENTS

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