



STAFF REPORT ACTION REQUIRED

Front Yard Parking Appeal – 386 Armadale Avenue

Date:	September 16, 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\eycc110144-tp

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 received an appeal from the owner of 386 Armadale Avenue for front yard parking. We do not recommend approving front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner has been 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 386 Armadale Avenue.

Financial Impact

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

ISSUE BACKGROUND

The property at 386 Armadale Avenue, a single family detached home with a 2.14 metre wide mutual driveway, is currently undergoing renovations. The owner submitted an application for front yard parking. The applicant was advised that the property is not eligible for front yard parking since the regulations of 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 application also does not meet the City's requirement for landscaping in the City Boulevard. 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 and 4 are photographs of the site.

COMMENTS

Applicable regulations

Front yard parking is governed by the criteria set out in City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards. The relevant provisions include:

- prohibit front yard parking where on-street parking permits are authorized on the same side of the street;
- limit the number of vehicles that can be licensed to one;
- the mutual driveway must not exceed 2.2m in width;
- limit the size of the parking area to 2.6m by 5.9m in dimension;
- minimum parking space requirement of 2.2m in width;
- minimum parking space requirement of 5.3m in length;
- minimum parking space requirement of 2.2m in width by 5.3m 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 parking space must 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 if 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 reasons:

- on-street parking permits are permitted on the same side of the street on an alternating basis;
- it does not meet the minimum 75% soft landscaping requirement on the City boulevard.

Poll results

A poll was conducted in accordance with City of Toronto Municipal Code Chapter 918-14. The area polled comprised both sides of Armadale Avenue, from 361 to 411 on the odd side, and from 362 to 410 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 April 28, 2011 and May 27, 2011.

Total owners/tenants/residents polled	120	-----
Returned by post office	1	-----
Total eligible voters (total polled minus returned by post office)	119	100%
No reply	47	39%
Total ballots received (response rate)	72	61%
In favour of parking (of ballots received)	62	86%
Opposed to parking (of ballots received)	8	11%
Spoiled ballots	2	3%

The Code states that a poll will be considered valid when at least 25% of the ballots mailed out have been returned. This poll exceeded 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 (86%) returned supported this application.

Other factors

On-street parking permits are in effect on Armadale Avenue, on an alternate side basis, within permit parking area 1E. There are no on-street parking permits registered to this address, as the house is currently under renovations. However, the homeowner does have two on-street permits registered to their temporary residence of 374 Armadale Avenue.

Total number of parking permits in area 1E	1005	Total permits issued as of September 16, 2011	877
Permits available	128	% of permits allocated	87%

Total number of permit parking spaces on Armadale Avenue, between Colbeck Street and Ardagh Street	32	Total permits issued to residents of this block as of September 16, 2011	53
Permits available	-21	% of permits allocated	166%

A curb cut and depressed ramp is not required for the proposed pad as there is an existing driveway serving the shared access. No on-street parking stalls will be removed should this application be approved.

On this portion of Armadale Avenue, between Colbeck Street and Ardagh Street, there are currently ten 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 decide to grant the appeal for front yard parking at 386 Armadale Avenue, it could be approved subject to the following conditions:

1. the parking area shall be a minimum of 2.2m in width and not exceed 2.6m by 5.9m in dimension;
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 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. one of the existing on-street parking permits issued to the homeowner is cancelled immediately following construction of the front yard parking pad; and,
7. the applicant satisfies these conditions at no expense to the municipality by November 2, 2012.

CONTACT

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SIGNATURE

Steven T. Kodama, P.Eng
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ATTACHMENTS

Attachment 1: Map
Attachment 2: Proposed Plan
Attachment 3: Photograph
Attachment 4: Photograph