TORONTO

STAFF REPORT
ACTION REQUIRED

Front Yard Parking Appeal – 350 Caledonia Road

Date:	May 10, 2012
To:	Etobicoke York Community Council
From:	Director, Transportation Services – Etobicoke York District
Wards:	Ward 17 – Davenport
Reference Number:	p:\2012\Cluster B\TRA\EtobicokeYork\eycc120070-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 has reviewed an appeal by the owners of 350 Caledonia Road to legalize an existing unauthorised front yard parking pad. We do not recommend approving front yard parking at this location as it does not meet the requirements of the City of Toronto Municipal Code Chapter 918 and the property already has access to a detached garage in the property's rear yard. The owners will be given an opportunity to make a deputation before Community Council.

RECOMMENDATIONS

Transportation Services recommends that Etobicoke York Community Council:

1. Refuse the application for front yard parking at 350 Caledonia Road; and

2. The applicant shall, at no expense to the municipality, remove the existing front yard parking pad and unauthorised encroachments, restoring the area to 'soft' landscaping by June 13, 2013.

Financial Impact

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

ISSUE BACKGROUND

The property owner at 350 Caledonia Road, a semi-detached home, submitted an application to legalize an unauthorised front yard parking at this location. The applicant was advised that the property does not meet the regulations of the City of Toronto Municipal Code Chapter 918. The applicant subsequently submitted an appeal requesting that Etobicoke York Community Council consider their 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 the 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;
- 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;
- prohibit front yard parking where the property has access to an existing parking facility or where adequate space for parking can be provided on the lot;
- 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 to be constructed perpendicular to the sidewalk;
- 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:

- the property does not meet the minimum 'soft' landscaping requirement on the City boulevard; and
- the property has garage access from an existing public alley.

Poll results

The City Clerk conducted a poll of all residents in the City's assessment information system who either own property or reside on both sides Caledonia Road from 324 to 368 on the even side, including 43 Summit Avenue and 34 Corby Avenue, and 325 to 379 on the odd side, including 30 Corby Avenue.

The poll was conducted according to the requirements of Chapters 190 and 918 of the Toronto Municipal Code.

At the Ward Councillor's request, the poll was conducted in English, Italian, and Portuguese. The poll was conducted by the Clerks' office between March 21, 2012 and April 19, 2012.

Total owners/tenants/residents polled	182	--------
Returned by post office	7	--------
Total eligible voters (total polled minus returned by post office)	175	100%
No reply	116	
Total ballots received (response rate, %)	**59**	**32%**
In favour of parking (of ballots received, %)	51	86%
Opposed to parking (of ballots received, %)	6	11%
Spoiled ballots	2	3%

The Code states that a poll will be considered valid when at least 25 per cent of the ballots mailed out have been returned. This poll satisfies the minimum response rate. The survey results show that the majority of respondents do not object to this application.

Other factors

Permit parking is unauthorised between Corby Avenue and Summit Avenue. There are no on-streets permits registered to this address.

Total number of parking permits in area 13M	193	Total permits issued as of May 8, 2012	92
Permits available	101	% of permits allocated	48%

A curb cut and depressed ramp will be required should this application be successful.

There are ten properties on Caledonia Road, between Corby Avenue and Summit Avenue, that are licensed for front yard parking.

Alternate recommendations

While the property is not eligible for front yard parking since it does not satisfy Municipal Code requirements, should Community Council decide to grant this appeal, it could be approved subject to the following conditions:

1. the parking area shall be a minimum of 2.2 m wide and shall not exceed 2.6 m wide by 5.9 m in perpendicular length;

2. the remaining front yard shall consist of 'soft' landscaping;

3. the applicant shall either remove the decorative stone walls from the municipal road allowance or relocate it to a point 0.50 metres from the back edge of the Caledonia Road sidewalk;

4. the applicant shall pay the enforcement and inspection fee of $637.99 (HST included), specified for unauthorized front yard parking pads under Chapter 918-26 of the Toronto Municipal Code

5. the applicant shall pay the enforcement and inspection fee of $637.99 (HST included), specified for unauthorized front yard parking pads under Chapter 918-26 of the Toronto Municipal Code;

6. the applicant shall pay for the planting of a tree on City property, as per the requirements of the City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards;

7. the applicant shall submit a revised site plan to the satisfaction of Transportation Services Division;

8. the applicant shall 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; and

9. the applicant shall satisfy these conditions at no expense to the municipality by June 13, 2013.

CONTACT

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SIGNATURE

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

ATTACHMENTS

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