



**STAFF REPORT
ACTION REQUIRED**

Front Yard Parking Appeal – 669 Hillsdale Avenue East

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| Date: | May 16, 2012 |
| 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: | Te2012023te.row |

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 669 Hillsdale Avenue east 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 Toronto and East York Community Council:

1. deny the request for front yard parking at 669 Hillsdale Avenue East; and
2. request that the owner place two planter barrels, as indicated in Appendix 'E', attached to the report dated May 16, 2012, from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 669 Hillsdale Avenue East, a single family detached home with a mutual driveway, 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 where permit parking is authorized on the same side of the street. The applicant subsequently submitted an appeal requesting further consideration of this proposal.

The proposal for front yard parking is shown on Appendix 'A', the property data map is shown on Appendix 'B', a digital photo of the property is shown on Appendix 'C', the applicant's landscape proposal is shown on Appendix 'D' and a sketch showing the placement of planter barrels is shown on Appendix 'E'.

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.

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 Hillsdale Avenue East from 629 to 711 on the odd side and from 628 to 712 on the even side. The deadline for receiving the ballots was April 24, 2012.

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| Total owners/tenants/residents polled | 122 | ----- |
| Returned by post office | 2 | ----- |
| Total eligible voters (total polled minus returned by post office) | 120 | 100% |
| No reply | 53 | 44% |
| Total ballots received (response rate) | 67 | 56% |
| In favour of parking (of ballots received) | 63 | 94% |
| Opposed to parking (of ballots received) | 3 | 5% |
| Spoiled ballots | 1 | 1% |

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 Hillsdale Avenue East is authorized on an alternate side basis, on a street name basis. There is one on street parking permit registered to this address. Permit parking on Hillsdale Avenue East is currently waitlisted.

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| Total number of parking permits on the street | 71 | Total permits issued as of November 30, 2011 | 71 |
| Permits available | 0 | % of permits allocated | 100% |

A ramp extension does not affect the on street permit parking.

On this portion of Hillsdale Avenue East, between Cleveland Street and Bayview Avenue, there are twelve properties licensed for front yard parking.

There is a tree in the front yard at this location. A review of this application by Urban Forestry has determined that there is no suitable planting site for an additional tree at this location.

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 669 Hillsdale Avenue East, it could recommend that:

1. the parking area be a minimum of 2.2 m in width and not exceed 2.5 m by 5.3 m in dimension;
2. the applicant remove the excess paving and restore the area to soft landscaping, as indicated in Appendix 'A', attached to the report dated May 16, 2012, from the Manager, Right of Way Management, Transportation Services, Toronto and East York District;
3. the applicant pay for the ramp extension to service the parking space;
4. the applicant disconnect any downspouts, if feasible, or seek an exemption from Toronto Water in accordance with the requirements in Chapter 681-11(S);

5. the applicant provide the landscape features substantially in accordance with the plan as indicated in Appendix 'D', attached to the report dated May 16, 2012, from the Manager, Right of Way Management, Transportation Services, Toronto and East York District, to the satisfaction of the General Manager of Transportation Services;
6. 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; and
7. 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

Kyp Perikleous
Manager, Right of Way Management

ATTACHMENTS

Appendix 'A' - sketch
Appendix 'B' - property data map
Appendix 'C' - photo
Appendix 'D' - applicant's landscape proposal
Appendix 'E' - sketch showing the placement of planter barrels

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