



## STAFF REPORT INFORMATION ONLY

### Eringate Park – Parking Impacts due to 735 & 743 Renforth Drive Subdivision Applications

<b>Date:</b>	September 30, 2013
<b>To:</b>	City Council
<b>From:</b>	General Manager, Parks, Forestry and Recreation Division
<b>Wards:</b>	Ward 3 – Etobicoke-Centre
<b>Reference Number:</b>	P:\2013\Cluster A\PFR\CC39-100813-AFS#18324

#### **SUMMARY**

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This report provides information on parking and permitting as it relates to Eringate Park. Eringate Park is a 3.85 hectare park with a variety of amenities for public use. It does not have a parking lot. Permits are available for the park's 3 ball diamonds and for use of the general parkland. Currently, some permit users park their vehicles at a nearby commercial plaza that is proposed to be developed as residential use.

Parking is not a fixed amenity in parks across the City. Approximately two thirds of parks three to five hectares in size do not have onsite parking lots. If a parking lot were to be added to this park, it would cost approximately \$80,000, reduce the green space and number of mature trees in the park, and impact on private homes adjacent to the park.

#### **Financial Impact**

There are no financial impacts resulting from the receipt of this report.

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#### **DECISION HISTORY**

At its meeting of September 10, 2013, Etobicoke York Community Council requested the General Manager, Parks, Forestry and Recreation to report directly to the October 8, 2013 City Council meeting on the issues raised by park users respecting lack of parking, and on number of permits currently issued for Eringate Park.

Please note, the item adopted by Etobicoke York Community Council (see <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EY26.3>) refers to Wellesworth Park, when in fact the issue in question pertains to Eringate Park.

## **ISSUE BACKGROUND**

A development application proposes to redevelop an existing commercial plaza at 735 and 743 Renforth Drive for residential use. The existing plaza lies across the street from Eringate Park, and is currently used as a site for parking by some park permit users.

## **COMMENTS**

### **Park Description**

Eringate Park is located in Ward 3 and is abutted by Wellesworth Drive on the west side, and housing backing directly on the park on the north and east sides, as well as partially on the south side along with Richview United Church. Eringate Park is 3.85 hectares in size and is zoned as OS - Public Open Space. The park offers a range of features and recreation amenities oriented to local users and residents of the immediate neighbourhood. Amenities in the park include 3 ball diamonds, a playground structure and an outdoor pool. There are also large mature trees in the open green space as well as a Commemorative Tree and plaque. There is no parking lot located in the park.

### **Park Permitting**

Permits are available for the 3 ball diamonds and for use of the general parkland from May 1 to September 30 of each year. Permits for these amenities were reviewed for the years 2009 to 2013 and findings are as follows:

- Permit rentals for the 3 ball diamonds represents 99% of the total usage at Eringate Park.
- Of this usage, softball/slo pitch represents 85% of the rentals and the remaining 15% is comprised of tournaments, athletic events and other sports.
- Permit rentals for the general parkland represents 1% of the total usage at Eringate Park and is comprised of outdoor social gatherings, athletic events and filming.
- The average usage of all permits at this location as compared to total available hours to permit is approximately 30%.
- The primary seasonal permit holder for the ball diamonds in 2013 is the Etobicoke Girls Softball League.
- The average annual revenue for permits at Eringate Park is \$2,600.

### **Parking**

Currently, some permit users park their vehicles at a commercial plaza across the street from the park, proposed to be developed as residential use at 735 and 743 Renforth Drive, as well as at Richview United Church where approximately 30 - 40 parking spaces exist. As contained in Schedule VIII (No Parking) of the Former Etobicoke Municipal

Code, Chapter 240, on street parking is not allowed on either side of Wellesworth Drive in the vicinity of the park. There is limited on street parking available in the residential portions on the north and east sides of the park. Transportation Services Division has agreed to examine options for providing on-street parking and will conduct a parking study in the area. Staff will consult with residents and the area Councillor following this study on the on-street parking options.

Another possible consideration that can be explored is consulting with nearby facilities with parking lots for usage during evening and weekend hours. These facilities would include Michael Power/St. Joseph High School and the Richview United Church. If interested, user groups can approach these facilities to initiate such discussions.

Parking is not a fixed amenity in parks across the City. Approximately two thirds of parks three to five hectares in size do not have onsite parking lots. In parks that do, many parking lots are associated with facilities such as community centres and arenas. There are many examples of parks with similar amenities and greater permit activity that do not have direct onsite parking available. Some such examples in Ward 3 are Millwood Park and Wellesworth Park.

A predominant theme heard during the recent public consultations for the Parks Plan was the need to preserve and not reduce green space on parkland. Consultation activities generated over 14,000 comments. Of these, 11% were about the natural environment and almost all expressed support for protecting, expanding and enhancing nature in the city.

If a parking lot would be added to this park, the most likely spot would be the north west corner at a cost of \$80,000 dollars allowing for 20 parking spots. This is not a feasible recommendation as any such lot would back onto residential homes, displace mature trees, displace a commemorative tree and remove valuable general parkland reducing the park size by 730 square metres, or 0.73 hectares. This is a significant reduction in available green space.

## **CONTACT**

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## **SIGNATURE**

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