STAFF REPORT
ACTION REQUIRED

Front Yard Parking Appeal – 153 Beresford Avenue

<table>
<thead>
<tr>
<th>Date:</th>
<th>February 4, 2014</th>
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<tbody>
<tr>
<td>To:</td>
<td>Etobicoke York Community Council</td>
</tr>
<tr>
<td>From:</td>
<td>Manager, Right of Way Management, Transportation Services</td>
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<tr>
<td>Wards:</td>
<td>Parkdale - High Park – Ward 13</td>
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<tr>
<td>Reference Number:</td>
<td>P:\2014\Cluster B\TRA\EtobicokeYork\eycc140033-row</td>
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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 153 Beresford Avenue for front yard parking. Front yard parking at this location is not recommended 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 Etobicoke York Community Council:

1. Deny the request for front yard parking at 153 Beresford Avenue.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 153 Beresford Avenue, a single family detached home 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' and the applicant’s landscape proposal is shown on Appendix 'D'.

**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 Beresford Avenue from 129 to 155 on the odd side, including 2241 Bloor Street West and from 100 to 130 on the even side, including 2243 Bloor Street West. The deadline for receiving the ballots was December 13, 2013.

<table>
<thead>
<tr>
<th>Total owners/tenants/residents polled</th>
<th>65</th>
</tr>
</thead>
<tbody>
<tr>
<td>Returned by post office</td>
<td>0</td>
</tr>
<tr>
<td>Total eligible voters (total polled minus returned by post office)</td>
<td>65 (100%)</td>
</tr>
<tr>
<td>No reply</td>
<td>31  (48%)</td>
</tr>
<tr>
<td><strong>Total ballots received (response rate)</strong></td>
<td>34 (52%)</td>
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<tr>
<td>In favour of parking (of ballots received)</td>
<td>31 (91%)</td>
</tr>
<tr>
<td>Opposed to parking (of ballots received)</td>
<td>3 (9%)</td>
</tr>
<tr>
<td>Spoiled ballots</td>
<td>0   (0%)</td>
</tr>
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</table>

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 Beresford Avenue is authorized on an alternate side basis on a street name basis. There are two on-street parking permits registered to this address.

<table>
<thead>
<tr>
<th>Total number of parking permits on Beresford Avenue in area 0309</th>
<th>87</th>
<th>Total permits issued as of November 30, 2013</th>
<th>75</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permits available</td>
<td>12</td>
<td>% of permits allocated</td>
<td>86%</td>
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<table>
<thead>
<tr>
<th>Total number of permit parking spaces on Beresford Avenue, between Deforest Road and Bloor Street West</th>
<th>23</th>
<th>Total permits issued to residents as of November 30, 2013</th>
<th>38</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permits available</td>
<td>0</td>
<td>% of permits allocated</td>
<td>165%</td>
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The installation of a ramp at this location will result in the loss of one on-street permit parking space.

On this portion of Beresford Avenue, between Deforest Road and Bloor Street West, there are 11 properties licensed for front yard parking.

There is no tree in the front yard at this location. A review of this application by Urban Forestry has determined that it would be feasible to plant a 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 153 Beresford Avenue, it could recommend that:

1. the parking area be a minimum of 2.2 metres in width and not exceed 2.4 metres by 5.5 metres in dimension;

2. the applicant pay for the installation of the ramp to service the parking space;

3. the applicant provide the landscape features substantially in accordance with the plan as indicated in Appendix ‘D’, attached to the report dated February 4, 2014, from the Manager, Right of Way Management, Transportation Services, to the satisfaction of the General Manager of Transportation Services;

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); and
5. 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

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Andre Filippetti
Manager, Right of Way Management

ATTACHMENTS
Appendix 'A' - sketch
Appendix 'B' - property data map
Appendix 'C' - photo
Appendix 'D' - applicant’s landscape proposal

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