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 470 Armadale 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 470 Armadale Avenue; and

2. Request that the owner install barriers to the satisfaction of the General Manager, Transportation Services, as indicated in Appendix ‘E’, attached to the report dated February 4, 2014, from the Manager, Right of Way Management, Transportation Services.

Financial Impact
There is no financial impact to the City as a result of this report.
applicant was advised that the property was not eligible for front yard parking because it does not meet the regulations of the City of Toronto Municipal Code Chapter 918. 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 area of paving to be removed 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;
- 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; and
- the requirements of the City of Toronto Municipal Code Chapter 813, Trees, are complied with; a minimum clearance of 7.8 metres from the base of the tree is required.

**Reasons for not approving**

The property does not meet the above-noted criteria for the following reasons:

- permit parking is permitted on the same side of the street on an alternating basis;
- the parking space can be accessed via the laneway at the rear of the property; and
- the paved area for the parking pad does not provide the required clearance from the existing tree.

**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 Armadale Avenue from 443 to 499 on the odd side and from 442 to 494 on the even side. The deadline for receiving the ballots was December 27, 2013.

| Total owners/tenants/residents polled | 132  | ------ |
| Returned by post office               | 2    | ------ |
| Total eligible voters (total polled minus returned by post office) | 130  | 100%   |
| No reply                             | 54   | 42%    |
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 Armadale Avenue is authorized on an alternate side basis, within permit parking area 1E. There is one on-street parking permit registered to this address.

<table>
<thead>
<tr>
<th>Total number of parking permits in area 1E</th>
<th>1005</th>
<th>Total permits issued as of November 30, 2013</th>
<th>938</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permits available</td>
<td>67</td>
<td>% of permits allocated</td>
<td>93%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total number of permit parking spaces on Armadale Avenue, between Ardagh Street and Annette Street</th>
<th>32</th>
<th>Total permits issued to residents as of November 30, 2013</th>
<th>37</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permits available</td>
<td>0</td>
<td>% of permits allocated</td>
<td>116%</td>
</tr>
</tbody>
</table>

A ramp installation does not affect the on-street permit parking.

On this portion of Armadale Avenue, between Ardah Street and Annette Street, there are three 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: landscaping).

Should Community Council decide to grant the appeal for front yard parking at 470 Armadale Avenue, it could recommend that:

1. the parking area be 2.4 metres in width by 5.9 metres 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 February 4, 2014, from the Manager, Right of Way Management, Transportation Services;

3. the applicant disconnect any downspouts, if feasible, or seek an exemption from Toronto Water in accordance with the requirements in Chapter 681-11(S);

4. 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; 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
Joe Colafranceschi, Supervisor, Right of Way Management
Telephone: 416-392-7564, Fax: 416-392-1058, E-mail: jcolafra@toronto.ca

SIGNATURE

_______________________________
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
Appendix 'E' - sketch showing barriers to be installed

P:\2014\Cluster B\TRA\Etobicoke York\row\2014\eycc140029\row-np