

Ward 13

City Hall, 100 Queen Street West
2nd Floor, Suite C46
Toronto, Ontario M5H 2N2

Tel: 416-392-4072
Fax: 416-696-3667
councillor_doucette@toronto.ca



April 23, 2015

**To: Chair and Members,
Etobicoke York Community Council**

**Subject: City of Toronto Municipal Code, Chapter 918 – Parking on Residential
Front Yards and Boulevards (FYP) Amendment**

The Code:

- The Code as approved by Council in July 2006 is more stringent in its requirements, especially as it relates to on-street permit parking.
- Specifically 918-8 C (2) states that when a home is situated on a street where on-street permit parking is permitted on that same side, the application must be refused. It does not take into consideration whether or not an on-street space will be deleted by the approval of a front yard parking pad. This section of the Code also considers "alternating sides" on-street permit parking as being on the same side, even if it is only for months at a time.
- 918-8 C (3) speaks to on-street permit parking on any side of the street and being less than 90% allocated or filled on that block where the home is situated. Again, it does not consider situations where there **will not** be a loss of an on-street permit parking space if the front yard parking pad is granted.

The above noted sections, 918-8 C(2) and 918-8 C(3) are frequently the reasons for the denial of an application for front yard parking. In these cases the homeowner first submits an application and pays the non-refundable application fee of \$347.98 plus HST. The application cannot be approved administratively and is therefore refused. The applicant then has the option to appeal. They must pay the non-refundable appeal fee of \$727.85 plus HST, creating a combined total with taxes of over \$1,200.00. A poll is then conducted and a report is prepared for the Community Council. Of course with this there is no guarantee of a favourable outcome for the applicant.

The Amendment:

- The amendment attempts to streamline the process by acknowledging that there are some applications that meet **all** the requirements of the Code and **do not** affect the on-street permit parking.

- It is specific in that:
 - It must be a mutual driveway of less than 2.2m wide that is being widened. This is very similar to the previous driveway widening by-law.
 - The property **must meet** all the other requirements of the Code such as landscape open space, soft landscaping, tree protection zones and result in a positive poll.
 - On-street permit parking is **not** affected. By making this specific to mutual driveway situations, the applicant must access the parking pad via the existing access and maneuver into the spot. There may be occasions where the ramp may need to be extended and in these cases the application would **not** be approved if an on-street **permit parking space is deleted** by the addition of ramping.

On-street permit parking is in effect in approximately 80% of Ward 13 where FYP applications are permitted. The result is that many applicants, after submitting the required fee, are refused a permit to install a parking pad and are forced to incur further charges/fees through an appeal with no guarantee of a positive outcome. It is a costly and lengthy process. Many applicants have advised that is both stressful and onerous.

Additionally, staff spend a considerable amount of time on these types of applications. If/when they proceed to appeals, the staff must spend time gathering the information necessary for the reports. A further inspection by the By-Law Officers is also typically done to ensure the information provided is correct. It is hoped that this amendment will decrease the number of appeals coming before Community Council, permitting staff to process other applications and appeals more quickly. Currently the timeline from an initial application to the appeal report in front of Community Council is 6 to 8 months. Shortening this is also helpful for the applicant.

Recommendations:

Etobicoke York Community Council recommends that:

1. City Council amend City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards, to provide that, despite any other provisions in Code Chapter 918:
 - a. Subsections 918-8 C(2) and 918-8 C(3) shall not apply to a front yard parking application for front yard parking and/or to an application for a licence to park on any portion of a boulevard where the application is for a residential property located within the area of the former City of Toronto in Ward 13 where:
 - i. the application is for a front yard parking pad adjacent to an existing mutual driveway which has a width of less than 2.2 metres measured at the narrowest point;
 - ii. additional ramping is not required or, if additional ramping is required, there is no loss of an on-street permit parking space; and

- iii. the property meets all other requirements of Chapter 918.
 - b. Subsections 918-9D and 918-9E shall not apply to a front yard parking pad in the area of the former City of Toronto in Ward 13 where additional ramping is not required.
2. City Council authorize staff to introduce in Council any bills that may be necessary to give effect to Council's decision.



Councillor Sarah Doucette
Ward 13, High Park