STAFF REPORT
ACTION REQUIRED

Front Yard Parking Appeal – 134 Glenholme Avenue

<table>
<thead>
<tr>
<th>Date:</th>
<th>August 18, 2016</th>
</tr>
</thead>
<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>
</tr>
<tr>
<td>Wards:</td>
<td>Davenport – Ward 17</td>
</tr>
<tr>
<td>Reference Number:</td>
<td>P:\2016\Cluster B\TRA\EtobicokeYork\eycc160117-tp</td>
</tr>
</tbody>
</table>

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 134 Glenholme Avenue for front yard parking. Front yard parking at this location is not recommended because it does not meet the landscaping 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 134 Glenholme Avenue; and

2. Request that the owner remove the excessive paving, as indicated in Appendix 'D', attached to the report dated August 18, 2016, 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.
ISSUE BACKGROUND
The property owner of 134 Glenholme Avenue, a semi-detached duplex 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 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' and a
sketch showing excessive paving to be removed 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:

- a minimum of 50% of the front yard on private property must be landscaped open
  space, of which 75% must be maintained as soft landscaping; and
- a minimum of 50% of the City boulevard fronting the property must be
  landscaped open space, of which 75% must be maintained as soft landscaping.

Reason for not approving
The property does not meet the above-noted criteria for the following reason:

- The soft landscaping requirement cannot be provided on private property and the
  City boulevard.

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 Glenholme Avenue from 117 to 165 on
the odd side and from 120 to 160 on the even side, including 1034, 1036, 1036B and
1038 St. Clair Avenue West. The deadline for receiving the ballots was June 10, 2016.

| Total owners/tenants/residents polled | 149 | ------ |
| Returned by post office               | 20  | ------ |
| Total eligible voters (total polled minus returned by post office) | 129 | 100%   |
| No reply                             | 62  | 48%    |
| Total ballots received (response rate) | 67  | 52%    |
| In favour of parking (of ballots received) | 61  | 91%    |
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 Glenholme Avenue is authorized on, an alternate side basis, within permit parking area 13H. As of July 14, 2016. There are no on-street parking permits registered to this address.

<table>
<thead>
<tr>
<th>Total number of parking permits in area 13H</th>
<th>503</th>
<th>Total permits issued as of May 31, 2016</th>
<th>354</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permits available</td>
<td>149</td>
<td>% of permits allocated</td>
<td>70%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total number of permit parking spaces on Glenholme Avenue, between north city limits of St Clair Avenue West and Conway Avenue.</th>
<th>20</th>
<th>Total permits issued to residents as of May 31, 2016</th>
<th>22</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permits available</td>
<td>0</td>
<td>% of permits allocated</td>
<td>110%</td>
</tr>
</tbody>
</table>

Ramping is not required as there is an existing ramp to service the proposed parking, therefore, on-street permit parking is not affected.

On this portion of Glenholme Avenue, between north city limits of St Clair Avenue West and Conway Avenue, there are 22 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 requirement of the Code, (i.e., setback).

Should Community Council decide to grant the appeal for front yard parking at 134 Glenholme Avenue, it could recommend that:

1. the parking area be a minimum of 2.2 metres in width and not exceed 2.4 metres and a minimum of 5.3 metres and not exceed 5.4 metres in length;
2. the applicant disconnect any downspouts, if feasible, or seek an exemption from Toronto Water in accordance with the requirements in Chapter 681-11(S);

3. the applicant pay the enforcement fee of $701.82 (HST included) since the parking pad was constructed before the submission of the application and without authorization from the City;

4. the applicant provide the landscape features substantially in accordance with the plan as indicated in Appendix 'A', attached to the report dated August 18, 2016, 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
Nino Pellegrini, Supervisor, Right of Way Management
Telephone: 416-392-7564, Fax: 416-392-1058, E-mail: npellegr@toronto.ca

SIGNATURE

_______________________________
Andre Filippetti
Manager, Right of Way Management

ATTACHMENTS
Appendix 'A' - sketch
Appendix 'B' - property data map
Appendix 'C' - photo
Appendix 'D' - sketch showing paving to be removed