Front Yard Parking Appeal – 244 Dunraven Drive

<table>
<thead>
<tr>
<th>Date:</th>
<th>August 18, 2016</th>
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<tbody>
<tr>
<td>To:</td>
<td>Etobicoke York Community Council</td>
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<tr>
<td>From:</td>
<td>Manager, Right of Way Management, Transportation Services</td>
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<tr>
<td>Wards:</td>
<td>York South-Weston – Ward 12</td>
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<tr>
<td>Reference Number:</td>
<td>P:\2016\Cluster B\TRA\EtobicokeYork\eycc160113-tp</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 244 Dunraven Drive 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 in that the width of the mutual driveway exceeds 2.2 metres in width and permit parking is authorized on the same side of the street.

**RECOMMENDATIONS**

Transportation Services recommends that Etobicoke York Community Council:

1. Deny the request for front yard parking at 244 Dunraven Drive; and
2. Request that the owner remove the existing concrete paving and restore the area to soft landscaping, as indicated in Appendix 'E', 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 244 Dunraven Drive, a single family detached home 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', 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; and
- the mutual driveway not exceed 2.2 metres in width.

**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; and
- the mutual driveway is greater than 2.2 metres in width.

**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 Dunraven Drive from 229 to 257 on the odd side and from 228 to 256 on the even side, including 237 ½ Dunraven Drive. The deadline for receiving the ballots was May 27, 2016.

<table>
<thead>
<tr>
<th>Total owners/tenants/residents polled</th>
<th>98</th>
</tr>
</thead>
<tbody>
<tr>
<td>Returned by post office</td>
<td>7</td>
</tr>
<tr>
<td>Total eligible voters (total polled minus returned by post office)</td>
<td>91 100%</td>
</tr>
<tr>
<td>No reply</td>
<td>62 68%</td>
</tr>
<tr>
<td><strong>Total ballots received (response rate)</strong></td>
<td>29 32%</td>
</tr>
<tr>
<td>In favour of parking (of ballots received)</td>
<td>21 72%</td>
</tr>
<tr>
<td>Opposed to parking (of ballots received)</td>
<td>8 28%</td>
</tr>
</tbody>
</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 Dunraven Drive is authorized on the even side, on a street name basis. As of August 3, 2016, there are no on-street parking permits registered to this address.

<table>
<thead>
<tr>
<th>Total number of parking permits on Dunraven Drive.</th>
<th>72</th>
<th>Total permits issued as of May 31, 2016.</th>
<th>27</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permits available</td>
<td>45</td>
<td>% of permits allocated</td>
<td>37%</td>
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<table>
<thead>
<tr>
<th>Total number of permit parking spaces on Dunraven Drive, between Keele Street and Scott Road</th>
<th>0</th>
<th>Total permits issued to residents as of May 31, 2016</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permits available</td>
<td>0</td>
<td>% of permits allocated</td>
<td>∞</td>
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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 Dunraven Drive between Keele Street and Scott Road, there are nine 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 small growing tree at this location provided that the excessive paving be removed and restored to soft landscaping as per Appendix 'A'.

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 244 Dunraven Drive, 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 5.5 metres in length;
2. the applicant remove the existing concrete paving and repave the parking area with semi-permeable paving materials, as indicated in Appendix 'A', attached to the report August 18, 2016, 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 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;

5. the applicant provide the landscape features substantially in accordance with the plan as indicated in Appendix 'D', 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

6. 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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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' - applicant’s landscape proposal
Appendix 'E' - sketch showing paving to be removed