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 361 Hillsdale Avenue East 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 Toronto and East York Community Council:

1. Deny the request for front yard parking at 361 Hillsdale Avenue East; and

2. Request that the owner install planter barriers on the walkway to prevent the unauthorized parking to the satisfaction of the General Manager of Transportation Services, as indicated in Appendix 'D', attached to the report dated May 26, 2016, from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Financial Impact
There is no financial impact to the City as a result of this report.
ISSUE BACKGROUND
The property owner of 361 Hillsdale Avenue East, 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' and a sketch showing the installation of barriers 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; and
- a formal poll be conducted to determine whether there is neighbourhood support for the application and that such poll has a favourable result.

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; and
- negative poll results.

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 Hillsdale Avenue East from 313 to 405 on the odd side and from 314 to 402 on the even side. The deadline for receiving the ballots was April 08, 2016.

| Total owners/tenants/residents polled | 117 | ------ |
| Returned by post office | 9 | ------ |
| Total eligible voters (total polled minus returned by post office) | 108 | 100% |
| No reply | 55 | 59% |
| Total ballots received (response rate) | 53 | 49% |
In favour of parking (of ballots received) | 27 | 51%
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Opposed to parking (of ballots received) | 25 | 47%
Spoiled ballots | 1 | 2%

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 but the majority of ballots returned did not meet the approval threshold of 50% + 1 or 28 ballots, therefore the poll is deemed to be a negative poll.

**Other factors**

Permit parking on Hillsdale Avenue East is authorized on an alternate side basis, on a street name basis. As of April 25, 2016, there is one on-street parking permit registered to this address.

<table>
<thead>
<tr>
<th>Total number of parking permits on Hillsdale Avenue East</th>
<th>66</th>
<th>Total permits issued as of November 30, 2015</th>
<th>66</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permits available</td>
<td>0</td>
<td>% of permits allocated</td>
<td>100%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total number of permit parking spaces on Hillsdale Avenue East, between Mount Pleasant Road and Forman Avenue</th>
<th>15</th>
<th>Total permits issued to residents as of November 30, 2015</th>
<th>29</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permits available</td>
<td>0</td>
<td>% of permits allocated</td>
<td>193%</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 Hillsdale Avenue East, between Mount Pleasant Road and Forman Avenue, there are 26 properties licensed for front yard parking. One of these properties is licensed for two vehicles.

There is a 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 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., setback and landscaping).

Should Community Council decide to grant the appeal for front yard parking at 361 Hillsdale Avenue East, it could recommend that:
1. the parking area be 2.2 metres in width by 5.3 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 provide the landscape features substantially in accordance with the plan as indicated in Appendix 'A', attached to the report dated May 26, 2016, from the Manager, Right of Way Management, Transportation Services, Toronto and East York District, to the satisfaction of the General Manager of Transportation Services; and

4. 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' - sketch showing barriers to be installed