



**STAFF REPORT
ACTION REQUIRED**

Front Yard Parking Appeal – 252 Glenrose Avenue

Date:	September 25, 2016
To:	Toronto and East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	Toronto Central-Rosedale – Ward 27
Reference Number:	Te.201630.te.row.docx

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 252 Glenrose Avenue for front yard parking. Front yard parking at this location is recommended because it meets 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. Approve the request for front yard parking at 252 Glenrose Avenue; and
2. Request that the owner 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.

Financial Impact

There is no financial impact to the City as a result of this report.

ISSUE BACKGROUND

The property owner of 252 Glenrose Avenue, a single family detached home with a mutual driveway, inquired about the feasibility of front yard parking at this location. The applicant was advised that the property was not eligible for front yard parking because the regulations of the City of Toronto Municipal Code Chapter 918 do not permit new front yard parking applications in Ward 27. 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 the applicant's landscape proposal 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:

- The General Manager shall not accept a front yard parking application for front yard parking for residential properties located within the area of the former City of Toronto in Wards 14, 18, 19, 20, 27, 28, 30 and 31; and
- Residential properties located in the area of the former City of Toronto in Wards 14, 18, 19, 20, 27, 28, 30 and 31 shall not be entitled to file an appeal pursuant to § 918-21. Unless the property has no other alternative parking option, and meets the physical requirements set out in this Chapter.

While Transportation Services could not accept an application for front yard parking at this location, the property was eligible to appeal as it has no alternative parking option and meets the physical requirements set out in this Chapter, namely that:

- There is no on street permit parking;
- Landscaped open space requirements on both the private portion and the public portion are met; and
- The poll conducted met the minimum response rate required and the majority of the respondents were in favour of the application.

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 Glenrose Avenue from 227 to 253 on the odd side and from 226 to 256 on the even side. The deadline for receiving the ballots was July 20, 2016.

Total owners/tenants/residents polled	70	-----
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Returned by post office	4	-----
Total eligible voters (total polled minus returned by post office)	66	100%
No reply	17	26%
Total ballots received (response rate)	49	74%
In favour of parking (of ballots received)	37	76%
Opposed to parking (of ballots received)	7	14%
Spoiled ballots	5	10%

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

This property is not located within a permit parking area.

On this portion of Glenrose Avenue, between Welland Avenue and the dead end, there are 11 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 has determined that there is no suitable planting site for an additional tree at this location.

CONTACT

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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