

## **Front Yard Parking Appeal – 34 Ellerbeck Street**

**Date:** January 26, 2018  
**To:** Toronto and East York Community Council  
**From:** Manager, Right of Way Management, Transportation Services  
Toronto and East York District  
**Wards:** Ward 29 – Toronto-Danforth

### **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 34 Ellerbeck Street for front yard parking. Front yard parking at this location is not recommended because the City of Toronto Municipal Code Chapter 918 does not permit the licensing of a front yard parking pad where on-street permit parking is authorized on an alternate side basis and the installation of a permanent ramp would result in the loss of a permit parking space. Additionally, the Code does not permit the licencing of a front yard parking pad where the result of the poll was negative. The owner will be given an opportunity to make a deputation before Community Council.

### **RECOMMENDATIONS**

---

The Manager, Right of Way Management, Transportation Services Toronto and East York District recommends that:

1. Toronto and East York Community Council deny the request for front yard parking at 34 Ellerbeck Street.

### **FINANCIAL IMPACT**

---

There is no financial impact resulting from the adoption of the recommendations in this report.

## **DECISION HISTORY**

---

The property owner of 34 Ellerbeck Street, a single family detached home, 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 Attachment 'A', digital photo of the property is shown on Attachment 'B'.

## **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 installation of the permanent ramp results in the loss of an on-street permit parking space; 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 and the installation of a permanent ramp to service the proposed parking space will result in the loss of one on-street permit parking space; and
- negative poll results.

### **Polling results**

A poll was conducted in accordance with the City of Toronto Municipal Code Chapter 918-14. The deadline for receiving the ballots was October 17, 2017. A total of 54 ballots were received by voters, and 32 ballots (59%) were returned, of which 24 (75%) were opposed to the application. The poll did meet the minimum response rate but since the majority of ballots returned were opposed to the parking, the poll is deemed to be a negative poll.

## **Other Factors**

Permit parking on Ellerbeck Street is authorized on an alternate side basis, within permit parking area 7J, with 269 spaces, of which 295 (110%) permits issued. In this block there are 15 spaces and 23 permits (153%) have been issued to residents on the block.

As of January 26, 2018, there are two on-street parking permits registered to this address.

The installation of a permanent ramp at this location will result in the loss of one on-street permit parking space.

On this portion of Ellerbeck Street, between Browning Avenue and Pretoria Avenue, there are nine properties licensed for front yard parking. One of these properties is licensed for two vehicles.

Urban Forestry has already scheduled the planting of a tree in the area to the west of the proposed walkway. There is no room for an additional tree. Urban Forestry is not supportive of the proposed parking pad because the additional hard surface area will result in a loss of green space, natural infiltration area, and soil volume that existing and future trees rely on to survive.

## **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 34 Ellerbeck Street, it could recommend that:

1. the parking area be a minimum of 2.2 metres in width and not exceed 2.6 metres and a minimum of 5.3 metres and not exceed 5.9 metres in length;
2. the applicant pay for the installation of the permanent ramp to service the parking space;
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 provide the landscape features substantially in accordance with the plan as indicated in Attachment 'A', attached to the report dated January 26, 2018, 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: Nino.Pellegrini@toronto.ca

## **SIGNATURE**

---

---

Andre Filippetti  
Manager, Right of Way Management

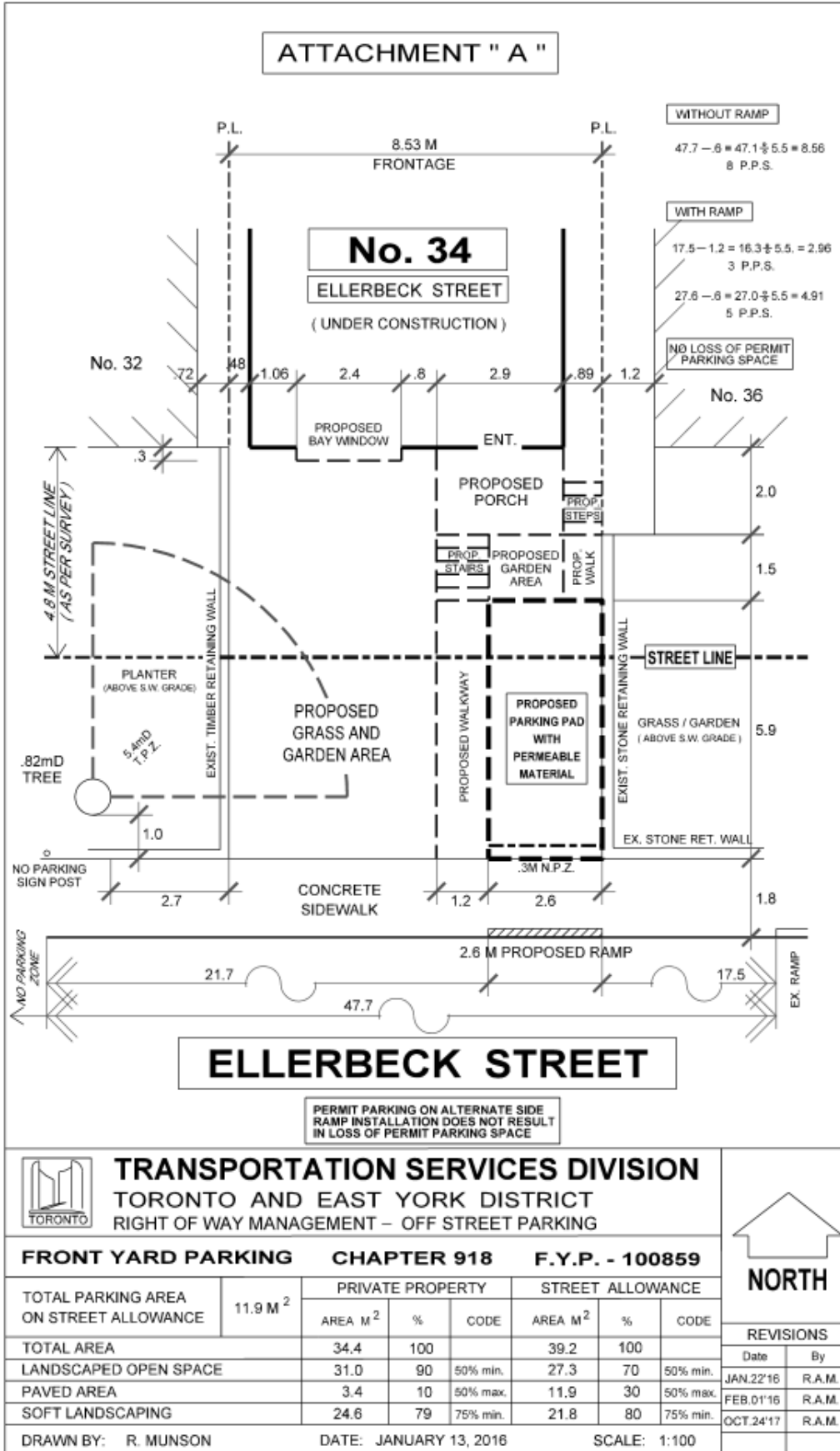
## **ATTACHMENTS**

---

Attachment 'A' – Sketch of the proposed parking pad  
Attachment 'B' – Photo of the front yard

P:\2018\Cluster B\TRA\Toronto and East York District\ROW\Te2018012.te.row.docx

Attachment A - Front yard parking proposal – 34 Ellerbeck Street



Attachment B – Photo of the front yard – 34 Ellerbeck Street

