



**STAFF REPORT
ACTION REQUIRED**

27 Old Park Road – Front Yard Parking Appeal

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| Date: | March 17, 2008 |
| To: | Toronto and East York Community Council |
| From: | Manager, Right of Way Management, Transportation Services Toronto and East York District |
| Wards: | St. Paul’s - Ward 21 |
| Reference Number: | Te08015te.row |

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 27 Old Park Road for front yard parking. We do not recommend approval for front yard parking at this location 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 27 Old Park Road.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 27 Old Park Road, a 2 storey detached residential property with a private driveway leading to an integral garage, inquired about the feasibility of installing a front yard parking space for the parking of a vehicle adjacent to the private driveway at this location. The applicant was advised that this location is not eligible for front yard parking as the property has a private driveway and an integral single car garage fronting

this property. 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’, digital photos of the property are 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 Code does not permit the General Manager to accept an application for a front yard parking pad for a residential property with a private driveway. The relevant provisions include:

- prohibit front yard parking where the property has access to an existing parking facility or where adequate space for parking can be provided on the lot;
- the requirements of the City of Toronto Municipal Code Chapter 813, Trees, are complied with, a minimum clearance of 2.4 meters from the base of the tree; and
- minimum parking space requirement of 2.2 m in width and 5.3 m in length.

Reasons for not approving

The property does not meet the above noted criteria for the following reasons:

- the property is serviced by an integral single car garage fronting the location; and
- in order to provide the minimum parking space requirement of 2.2 m in width and 5.3 m in length, the required 2.4 clearance from the tree can not be met.

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 Old Park Road from 23 to 27 including 211 Old Forest Hill Road and 55 Ridge Hill Drive on the odd side and Old Park Road from 22 to 30 including 217 Old Forest Hill Road and 57 Ridge Hill Drive on the even side. The deadline for receiving the ballots was December 21, 2007.

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| Total owners/tenants/residents polled | 22 | ----- |
| Returned by post office | 1 | ----- |
| Total eligible voters (total polled minus returned by post office) | 21 | 100% |
| No. of returned ballots needed to proceed (must be at least 50%) | 11 | 50% |
| Total ballots received | 14 | 67% |
| In favour of parking | 12 | 86% |
| Opposed to parking | 2 | 14% |

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|----------|---|-----|
| No reply | 7 | 33% |
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The Code states that a poll will be considered valid when at least 50% 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 Old Park Road, between Ridge Hill Drive and Old Forest Hill Road, there are no 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 it would be feasible to plant an additional tree at this location.

In accordance with the requirements of the Downspout Disconnection Program, a review by Toronto Water has revealed that three of four downspouts at this property have been disconnected by the property owner. The other downspout is not feasible for disconnection due to no suitable drainage area.

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., landscaping).

Should Community Council decide to grant the appeal for front yard parking at 27 Old Park Road, it could recommend that:

1. the parking area be constructed 2.3 m by 5.3 m in dimension; and
2. 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

Angie Antoniou
Manager, Right of Way Management

ATTACHMENTS

- Appendix 'A' - sketch
- Appendix 'B' - property data map
- Appendix 'C' - photos
- Appendix 'D' - applicant's landscape proposal

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