



**STAFF REPORT
ACTION REQUIRED**

**Front Yard Parking Appeal for a Second Vehicle –
84 Waverley Road – Further Report**

Date:	July 3, 2008
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Beaches-East York - Ward 32
Reference Number:	Te08051te.row

SUMMARY

This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision.

The Toronto and East York Community Council, at its meeting of June 10, 2008, deferred consideration of the report entitled “Front Yard Parking Appeal for a Second Vehicle- 84 Waverley Road” and requested the Manager of Right of Way Management, in consultation with the Director, Urban Forestry and City Forester, to work with the applicant to create a more acceptable soft landscape plan, including addressing the issue of the curb cut.

Transportation Services, in consultation with Urban Forestry, met with the applicant and a revised landscape plan was agreed to. This proposal increases the soft landscape area and accommodates the on-street parking to a full space length of 5.9 m. To further increase the soft landscape area the applicants agreed to reduce the size of the parking spaces while still maintaining compliance with the Code and replacing the existing pavers with a turf stone surface.

RECOMMENDATIONS

Transportation Services recommends that:

1. should Toronto and East York Community Council grant the appeal for front yard parking at 84 Waverley Road, Recommendation 2 under the Alternate Recommendations section of the staff report (May 9, 2008) be amended by deleting reference to “Appendix D” and inserting in lieu, “Appendix A, amended,

revised to June 23, 2008” (the revised landscape plan) as attached to this further report.

Financial Impact

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

ISSUE BACKGROUND

The Toronto and East York Community Council, at its meeting of June 10, 2008, deferred consideration of a report entitled “Front Yard Parking Appeal for a Second Vehicle- 84 Waverley Road” (Item TE16.5) to its meeting of July 7, 2008 and requested the Manager of Right of Way Management, in consultation with the Director, Urban Forestry and City Forester, to work with the applicant to create a more acceptable soft landscape plan, including addressing the issue of the curb cut, and report back at that time.

COMMENTS

Transportation Services staff met with the applicant at 84 Waverley Road to discuss increasing the amount of soft landscaping. The applicant agreed to the reduction in width of the originally licensed spot as well as a decrease in width of the additional parking spot. This has allowed for an increase of 0.6 m in width for soft landscaping on the boulevard area. With this proposal the landscaped open space increases from 15% to 24%, the paved area is reduced from 85% to 76% and the landscaped open space increases from zero to 100%, all on the road allowance. The decreased size of the parking spots remains within the requirements of the Code. In addition, the applicant proposes to replace the existing paver surface with more permeable turf stone.

Urban Forestry has reviewed the amended option and is in support of the increased planting area, as shown on Appendix ‘A’, amended, which would benefit the adjacent tree.

The ramp and curb lengths have been reviewed and do not require adjustment at this time. The proposed parking and installation of additional soft landscaping will permit a full size vehicle to park in the on-street permitted spot without affecting access of the adjoining property owners to their respective parking areas. No curb replacement would be required at this time however the 1.5 m section of curb would be reconstructed during any future scheduled reconstruction program. A ramp installation is not required due to an existing ramp, and therefore does not affect the on street permit parking.

With the revised soft landscaping proposal, the parking area for the two parking spaces shall not exceed 2.3 m by 5.5 m each in dimension, as shown on Appendix ‘A’, amended, revised to June 23, 2008.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services

ATTACHMENTS

Appendix 'A', amended, revised to June 23, 2008 – revised landscape plan

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