



STAFF REPORT ACTION REQUIRED

Front Yard Parking Appeal – 48 Glebeholme Boulevard

Date:	September 16, 2008
To:	Toronto and East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	Toronto-Danforth – Ward 29
Reference Number:	Te08079te.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 48 Glebeholme Boulevard 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 48 Glebeholme Boulevard.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 48 Glebeholme Boulevard, a single family semi-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 the landscaping requirements of the City of Toronto Municipal Code Chapter

918 could not be met. The applicant was advised accordingly. 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:

- a minimum of 50% of the City boulevard fronting the property must be landscaped open 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 criteria for the following reasons:

- the landscaped open space cannot be provided on the City boulevard; and
- the poll did not meet the minimum 50% response rate of eligible voters.

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 Glebeholme Boulevard from 13 to 49 on the odd side, including 82 Caithness Avenue and from 14 to 50 on the even side, including 84 Caithness Avenue. The deadline for receiving the ballots was July 29, 2008.

Total owners/tenants/residents polled	131	-----
Returned by post office	0	-----
Total eligible voters (total polled minus returned by post office)	131	100%
No reply	74	56%
Total ballots received (response rate)	57	44%
In favour of parking (of ballots received)	25	44%
Opposed to parking (of ballots received)	30	53%
Spoiled ballots	2	3%

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 not meet the minimum response rate and therefore the poll is deemed to be a negative poll.

Other factors

Permit parking on Glebeholme Boulevard is authorized on the odd side, within permit parking area 8E. There are four on-street parking permits registered to this address.

Total number of parking permits in area 8E	554	Total permits issued as of September 16, 2008	550
Permits available	4	% of permits allocated	100%

Total number of permit parking spaces on Glebeholme Boulevard, between Donlands Avenue and Caithness Avenue	21	Total permits issued to residents as of September 16, 2008	17
Permits available	4	% of permits allocated	81%

On this portion of Glebeholme Boulevard, between Donlands Avenue and Caithness Avenue, there are nine properties licensed for driveway widening.

There is no tree in the front yard at this location. A review of this application by Urban Forestry has determined that it would not be feasible to plant a tree at this location.

In accordance with the requirements, a review by Toronto Water has revealed that three downspouts have been disconnected by the property owner and one downspout at this property is feasible for disconnection.

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 requirement of the Code, (i.e., setback).

Should Community Council decide to grant the appeal for front yard parking at 48 Glebeholme Boulevard, it could recommend that:

1. the parking area not exceed 2.2 m by 5.3 m in dimension;
2. the applicant disconnect the downspout in accordance with the requirements of Toronto Water;
3. the applicant provide the landscape features substantially in accordance with the plan as shown on Appendix 'D', 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

Angie Antoniou
Manager, Right of Way Management

ATTACHMENTS

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

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