



**STAFF REPORT  
ACTION REQUIRED**

**Front Yard Parking Appeal for a Second Vehicle –  
62 Waverley Road**

<b>Date:</b>	October 28, 2008
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Manager, Right of Way Management, Transportation Services Toronto and East York District
<b>Wards:</b>	Beaches–East York - Ward 32
<b>Reference Number:</b>	Te08092te.row

**SUMMARY**

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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 62 Waverley Road for front yard parking for a second vehicle. We do not recommend approval for front yard parking for a second vehicle 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**

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**Transportation Services recommends that Toronto and East York Community Council:**

1. deny the request for front yard parking for a second vehicle at 62 Waverley Road.

**Financial Impact**

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

**ISSUE BACKGROUND**

The property owner of 62 Waverley Road, a single family detached home, submitted an appeal for front yard parking for a second vehicle at this location. The applicant was advised that the property was not eligible for the parking of a second vehicle because the

regulations of the City of Toronto Municipal Code Chapter 918 do not permit the licensing of more than one vehicle. This location was licensed for front yard parking for one vehicle in 1991.

The proposal for front yard parking for a second vehicle 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:

- limit the number of vehicles that can be licensed to one;
- prohibit front yard parking where permit parking is authorized on the same side of the street; 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 application is for more than one vehicle;
- permit parking is permitted on the same side of the street;
- the poll did not meet the minimum 50% response rate of eligible voters; and
- negative poll results.

### 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 Waverley Road from 37 to 95 on the odd side and from 34 to 86 on the even side. The deadline for receiving the ballots was October 14, 2008.

Total owners/tenants/residents polled	154	-----
Returned by post office	12	-----
Total eligible voters (total polled minus returned by post office)	142	100%
No reply	89	63%
<b>Total ballots received (response rate)</b>	<b>53</b>	<b>37%</b>
In favour of parking (of ballots received)	14	26%
Opposed to parking (of ballots received)	36	68%

Spoiled ballots	3	6%
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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 not meet the minimum response rate and therefore the poll is deemed to be a negative poll.

### Other factors

This property is located within permit parking area 9C.

Permit parking on Waverley Road is authorized on the even side, within permit parking area 9C. There is one on-street parking permit registered to this address.

Total number of parking permits in area 9C	5293	Total permits issued as of October 23, 2008	5066
Permits available	225	% of permits allocated	96%

Total number of permit parking spaces on Waverley Road, between Queen Street East and Kew Beach Avenue	36	Total permits issued to residents as of October 23, 2008	33
Permits available	3	% of permits allocated	92%

A ramp installation does not affect the on street permit parking as there is no legal on-street parking space between 62 and 64 Waverley Road.

On this portion of Waverley Road, between Queen Street East and Kew Beach Avenue, there are twenty-five properties licensed for front yard parking and twelve properties licensed for driveway widening. Two of these properties are licensed for two vehicles.

There is a tree in the front yard at this location. A review of this application by Urban Forestry has determined that there is no suitable planting site for a tree at this location.

In accordance with the requirements, a review by Toronto Water has revealed that four downspouts at this property have been disconnected by the property owner.

### 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 for a second vehicle at 62 Waverley Road, it could recommend that:

1. the parking area for the second parking space not exceed 2.6 m by 5.9 m in dimension;

2. the applicant pay for the installation of the ramp to service the parking space;
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**

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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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