



**STAFF REPORT  
ACTION REQUIRED**

**79 Scarborough Beach Boulevard – Front Yard Parking  
Appeal**

<b>Date:</b>	December 12, 2007
<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>	Te08004te.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 79 Scarborough Beach 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. 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 at 79 Scarborough Beach Boulevard.

**Financial Impact**

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

**ISSUE BACKGROUND**

The property owner of 79 Scarborough Beach Boulevard, a semi-detached home with a 2.1 m wide mutual driveway, submitted an application for front yard parking. The applicant was advised that the property was not eligible for front yard parking because the regulations of the City of Toronto Municipal Code for front yard parking prohibit parking

where permit parking is authorized on the same side of the street on an alternating basis. 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:

- prohibit front yard parking where permit parking is authorized on the same side of the street on an alternating basis; 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 this portion of the street on an alternating basis; 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 Scarboro Beach Boulevard from 31 to 105 on the odd side and from 48 to 106 on the even side. The deadline for receiving the ballots was November 1, 2007.

Total owners/tenants/residents polled	156
Returned by post office	37
Total eligible voters (total polled minus returned by post office)	119
No. of returned ballots needed to proceed (must be at least 50%)	60
Total ballots received	47
In favour of parking	34
Opposed to parking	13
No reply	72

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 Scarboro Beach Boulevard is authorized on an alternate side basis, within permit parking area 9C. There are two on-street parking permits registered to this address.

Total no. of on-street parking spaces	5293	Total permits issued as of December 11, 2007	4554
On-street parking permits available	739	% of permits allocated	86%

On this portion of Scarboro Beach Boulevard, between Queen Street East and Hubbard Boulevard, there are eleven 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 is not feasible to plant a tree at this location.

In accordance with the requirements of the Downspout Disconnection Program, a review by Toronto Water has revealed that two 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 requirements of the Code, (i.e., setback and landscaping).

Should Community Council decide to grant the appeal for front yard parking at 79 Scarboro Beach Boulevard, it could recommend that:

1. the parking area not exceed 2.2 m by 5.3 m in dimension;
2. the applicant remove the existing concrete walkway and relocate it, as shown on Appendix ‘A’;
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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