



STAFF REPORT ACTION REQUIRED

36 Glen Manor Drive - Front Yard Parking Appeal

Date:	December 12, 2007
To:	Toronto and East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	Beaches-East York - Ward 32
Reference Number:	Te08006te.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 36 Glen Manor Drive 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

Transportation Services recommends that Toronto and East York Community Council:

1. deny the request for front yard parking at 36 Glen Manor Drive.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 36 Glen Manor Drive, a double duplex home with two mutual driveways, both with a driveway width of 2.1 m, submitted an application for front yard parking at this location. The property does meet the physical requirements of the City of Toronto Municipal Code, however the application was refused due to the negative poll

result. 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', 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 relevant provisions include:

- a formal poll be conducted to determine whether there is neighbourhood support for the application and that such poll has a favourable result.

Reason for not approving

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

- 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 Glen Manor Drive from 27 to 41 on the odd side and from 12 to 66 on the even side. The deadline for receiving the ballots was September 26, 2007.

Total owners/tenants/residents polled	145
Returned by post office	20
Total eligible voters (total polled minus returned by post office)	125
No. of returned ballots needed to proceed (must be at least 50%)	63
Total ballots received	39
In favour of parking	37
Opposed to parking	2
No reply	86

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 Glen Manor Drive is authorized on the odd side, 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 Glen Manor Drive, between Queen Street East and Hubbard Boulevard, there are two properties licensed for front yard parking and fourteen properties licensed for driveway widening.

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 an additional tree at this location as there is no room.

In accordance with the requirements of the Downspout Disconnection Program, a review by Toronto Water has revealed that 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 36 Glen Manor Drive, it could recommend that:

1. the parking area not exceed 2.5 m by 5.9 m in dimension;
2. 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
3. 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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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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