



## STAFF REPORT ACTION REQUIRED

### Front Yard Parking Appeal for a Second Vehicle – 212 Belsize Drive

<b>Date:</b>	March 9, 2009
<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>	St. Paul's – Ward 22
<b>Reference Number:</b>	Te09010te.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 212 Belsize Drive 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

---

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

1. deny the request for front yard parking for a second vehicle at 212 Belsize Drive.

#### Financial Impact

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

#### ISSUE BACKGROUND

The property owner of 212 Belsize Drive, a single family detached home with a mutual driveway, submitted an application to transfer the front yard parking privileges. They also inquired about the feasibility of licensing a second front yard parking space at this

location. The applicant was advised that the property was not eligible for front yard parking of a second vehicle because the regulations of the City of Toronto Municipal Code do not permit the licensing of more than one vehicle. The applicant subsequently submitted an appeal requesting further consideration of this proposal.

The proposal for front yard parking for a second vehicle 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 Code does not permit the General Manager to accept an application for a second front yard parking space. The relevant provisions include:

- limit the number of vehicles that can be licensed to one;
- a minimum of 50% of the City boulevard fronting the property must be landscape open space, of which 75% must be maintained as soft landscaping; and
- minimum parking space requirement of 5.3 m in length.

### Reasons for not approving

The property does not meet the above criteria for the following reasons:

- the application is for a second vehicle;
- the landscape open space cannot be provided on the City boulevard; and
- minimum parking space requirement of 5.3 m in length is not met.

### 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 Belsize Drive from 239 to 273 on the odd side and from 206 to 240 on the even side. The deadline for receiving the ballots was December 16, 2008.

Total owners/tenants/residents polled	78	-----
Returned by post office	0	-----
Total eligible voters (total polled minus returned by post office)	78	100%
No reply	30	38%
<b>Total ballots received (response rate)</b>	<b>48</b>	<b>62%</b>
In favour of parking (of ballots received)	25	52%
Opposed to parking (of ballots received)	23	48%

Spoiled ballots	0	0%
-----------------	---	----

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 meet the minimum response rate and therefore is valid. The result of the poll is in favour of this application as the majority of the ballots returned were in favour of this application.

### **Other factors**

This property is not located within a permit parking area.

On this portion of Belsize Drive, between Harwood Road and Forman Avenue, there are twenty-nine properties licensed for driveway widening and one property licensed for residential boulevard parking. One of these properties is licensed for two vehicles.

There is a small ornamental tree in the front yard at this location that will require relocation. A review of this application by Urban Forestry has determined that the ornamental tree can be relocated and that there is no suitable planting site for an additional tree at this location.

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

### **Alternate recommendations**

Should Community Council decide to grant the appeal for front yard parking at 212 Belsize Drive, it could recommend that:

1. the parking area for the second parking space not exceed 2.4 m by 5.2 m in dimension;
2. the applicant pay for the installation of the ramp to service both parking spaces;
3. the applicant pay the cost to have the ornamental tree relocated;
4. the applicant remove the excess paving and restore the area to soft landscaping, as shown on Appendix 'A';
5. 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
6. 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**

Joe Colafranceschi, Supervisor, Right of Way Management  
Telephone: 416-392-7564, Fax: 416-392-1058, E-mail: jcolafra@toronto.ca

## **SIGNATURE**

---

Angie Antoniou  
Manager, Right of Way Management

## **ATTACHMENTS**

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

P:\2009\Cluster B\TRA\Toronto and East York\row\te09010te.row - ba