



## STAFF REPORT ACTION REQUIRED

### Front Yard Parking Appeal – 109 Wildwood Crescent

<b>Date:</b>	September 21, 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>	Beaches-East York - Ward 32
<b>Reference Number:</b>	Te09057te.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 109 Wildwood Crescent 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

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

1. deny the request for front yard parking at 109 Wildwood Crescent.

#### Financial Impact

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

#### ISSUE BACKGROUND

The property owner of 109 Wildwood Crescent, a single family semi-detached home with a private 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 regulations of the City of Toronto Municipal Code Chapter 918 do not permit front yard parking where permit parking is authorized on the same side of the street. The

applicant subsequently submitted an appeal requesting further consideration of this proposal.

Committee of Adjustment on October 8, 2008 approved a proposed two storey addition being built in the area adjacent to the building and within the private driveway, thereby, rendering the private driveway obsolete. A building permit is to be issued only upon approval of front yard parking by Transportation Services, Toronto and East York District.

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 provision includes:

- prohibit front yard parking where permit parking is authorized on the same side of the street.

### Reason for not approving

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

- permit parking is permitted on the same side of the street.

### Poll results

A poll was conducted in accordance with the City of Toronto Municipal Code Chapter 918-14. The area polled comprised the odd side of Wildwood Crescent from 109 to 149, including 179 Kingsmount Park Road. The deadline for receiving the ballots was May 26, 2009.

Total owners/tenants/residents polled	43	-----
Returned by post office	0	-----
Total eligible voters (total polled minus returned by post office)	43	100%
No reply	18	42%
<b>Total ballots received (response rate)</b>	<b>25</b>	<b>58%</b>
In favour of parking (of ballots received)	24	96%
Opposed to parking (of ballots received)	0	0%
Spoiled ballots	1	4%

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**

Permit parking on Wildwood Crescent is authorized on both sides of the street, within permit parking area 9B. There are two on-street parking permit registered to this address.

Total number of parking permits in area 9B	765	Total permits issued as of August 6, 2009	747
Permits available	18	% of permits allocated	98%

Total number of permit parking spaces on Wildwood Crescent, between Kingsmount Park Road and the east end of Wildwood Crescent	53	Total permits issued to residents as of August 6, 2009	26
Permits available	27	% of permits allocated	49%

The installation of a ramp at this location will result in the loss of one on-street permit parking space.

On this portion of Wildwood Crescent, between Kingsmount Park Road and the east dead end of Wildwood Crescent, there is one property licensed for driveway widening.

There are two trees 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.

In accordance with the requirements, 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 109 Wildwood Crescent, it could recommend that:

1. the parking area be a minimum of 2.2 m in width and 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 replace the existing gravel with sod, as shown on Appendix 'A';
4. 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
5. the applicant pay all applicable fees, which includes the planting of a tree, 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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