



STAFF REPORT ACTION REQUIRED

Front Yard Parking Appeal – 58 Scarborough Road – Supplementary Report

Date:	May 19, 2010
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:	Te10056te.row

SUMMARY

At the April 27, 2010 meeting of the Toronto and East York Community Council, item TE33.23, Front Yard Parking Appeal – 58 Scarborough Road (April 6, 2010) report from Manager, Right of Way Management, Transportation Services Toronto and East York District, the Committee directed that this matter be brought back to the Toronto and East York Community Council on May 25, 2010 regarding the realignment of the proposed parking pad and requirement for engineered drawings.

Financial Impact

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

DECISION HISTORY

A report from the Manager, Right of Way Management, Transportation Services, regarding a front yard parking appeal was before the Toronto and East York Community Council, at its meeting of April 27, 2010. The Toronto and East York Community Council deferred consideration of the report to its May 25, 2010 meeting and requested that:

- Staff review the possibility of positioning the proposed parking next to that of the neighbour at 56 Scarborough Road;
- Staff comment and recommend engineered drawings be provided for the parking pad proposal; and

- If approved, the applicant be required to have a professional company, experienced in the building of front yard parking pads, perform the work required.

The new parking pad proposal is shown on Appendix 'E' and the Toronto and East York Community Council decision document regarding Item TE33.23 is shown on Appendix 'F'. The Alternate Recommendations of this Supplementary Report are amended to reflect the new proposal and the Committee's request of April 27, 2010.

COMMENTS

Right of Way Management staff consulted with the applicant and were advised by the applicant that the neighbour at 56 Scarborough Road was not in favour of a joined parking pad. The proposal to build adjoining to the neighbour's parking pad would have resulted in substantial costs and inconvenience due to the existing landscaping and large stone retaining wall. As such, staff have submitted a new proposal, Appendix 'E', showing the parking pad situated in the middle of the lot. This would also address the concerns of the neighbour at 64 Scarborough Road, as it relates to the installation of a retaining wall. At the time of writing this report, staff were unaware if the neighbour at 64 Scarborough Road has any concerns regarding this proposal.

As the work required to construct the proposed parking area will result in a significant grade alteration within the City boulevard, the proposed work is to be reviewed by the various Public Utility Companies (PUCC) to determine if there is any adverse impact on any underground facilities and receive any and all necessary clearances.

The applicant has advised staff that she would comply with any requirements regarding engineered drawings and any other requirements recommended.

With the new proposal, the reasons for not approving as identified in the original report have not changed.

Alternate Recommendations (amended)

Should Community Council decide to grant the appeal for front yard parking at 58 Scarborough Road, it could recommend that:

1. the parking area be a minimum of 2.2 m in width and not exceed 2.6 m by 5.3 m in dimension;
2. the applicant pay for the installation of the ramp to service the parking space;
3. the applicant provide engineered drawings for the proposed work and retaining walls;
4. the applicant be required to obtain all necessary clearances from the various public utilities (PUCC);

5. the applicant hand dig any excavation that falls within 1.0 m, as measured horizontally from the field markings, and locate the gas service. Enbridge is to be contacted to ensure that the proper clearances are maintained and to determine if the service will require relocation;
6. the applicant provide the landscape features substantially in accordance with the plan as shown on Appendix 'G', to the satisfaction of the General Manager of Transportation Services;
7. the applicant pay for the planting of a full shade canopy tree on City property in the general area of the property, preferably on the same street, as per the requirements of the City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards; and
8. 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

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
Appendix 'E' - sketch – new proposal
Appendix 'F' - decision document
Appendix 'G' - applicant's revised landscape proposal

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