



**STAFF REPORT  
ACTION REQUIRED**

**Front Yard Parking Appeal – 73 Wolverleigh Boulevard**

<b>Date:</b>	May 27, 2010
<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>	Toronto-Danforth – Ward 29
<b>Reference Number:</b>	Te10041te.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 73 Wolverleigh 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 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 73 Wolverleigh Boulevard.

**Financial Impact**

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

**ISSUE BACKGROUND**

The property owner of 73 Wolverleigh Boulevard, a single family semi-detached home with a mutual 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 it does not meet the regulations of the City of Toronto Municipal Code Chapter

918. 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;
- a minimum of 50% of the City boulevard fronting the property must be landscaped open space, of which 75% must be maintained as soft landscaping;
- a minimum of 50% of the front yard on private property must be landscaped open space, of which 75% must be maintained as soft landscaping; 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 the street on an alternating basis;
- the landscape open space cannot be provided on the City boulevard;
- the soft landscaping cannot be provided on private and the City boulevard; 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 Wolverleigh Boulevard from 69 to 123 on the odd side, including 163 Monarch Park Avenue and from 72 to 124 on the even side, including 165 Monarch Park Avenue. The deadline for receiving the ballots was May 6, 2010.

Total owners/tenants/residents polled	112	-----
Returned by post office	1	-----
Total eligible voters (total polled minus returned by post office)	111	100%
No reply	59	53%
<b>Total ballots received (response rate)</b>	<b>52</b>	<b>47%</b>

In favour of parking (of ballots received)	34	65%
Opposed to parking (of ballots received)	18	35%
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 not meet the minimum response rate and therefore the poll is deemed to be a negative poll.

### Other factors

Permit parking on Wolverleigh Boulevard is authorized on an alternate side basis, within permit parking area 8E. There are no on-street parking permits registered to this address.

Total number of parking permits in area 8E	550	Total permits issued as of November 30, 2009	529
Permits available	21	% of permits allocated	96%

Total number of permit parking spaces on Wolverleigh Boulevard, between Monarch Park Avenue and Coxwell Avenue	25	Total permits issued to residents as of November 30, 2009	24
Permits available	1	% of permits allocated	96%

A ramp installation does not affect the on street permit parking.

On this portion of Wolverleigh Boulevard, between Monarch Park Avenue and Coxwell Avenue, there are twenty-seven 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 would be feasible to plant a tree at this location.

In accordance with the requirements, a review by Toronto Water has revealed that three 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).

Should Community Council decide to grant the appeal for front yard parking at 73 Wolverleigh Boulevard, it could recommend that:

1. the parking area not exceed 2.2 m by 5.3 m in dimension;

2. the applicant pay for the installation of the ramp extension to service the parking space;
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;
4. the applicant plant a tree in accordance with the requirements of the City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards. The tree shall be a full shade canopy tree or approved equivalent, to the satisfaction of the General Manager of Parks, Forestry and Recreation; and
5. 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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