



**STAFF REPORT  
ACTION REQUIRED**

**Front Yard Parking Appeal – 24 Humberview Road**

|                          |   |
|--------------------------|---|
| <b>Date:</b>             | May 26, 2016  |
| <b>To:</b>               | Etobicoke York Community Council                          |
| <b>From:</b>             | Manager, Right of Way Management, Transportation Services |
| <b>Wards:</b>            | Parkdale-High Park – Ward 13                              |
| <b>Reference Number:</b> | P:\2016\Cluster B\TRA\EtobicokeYork\eycc160077-tp         |

**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 24 Humberview Road for front yard parking. Front yard parking at this location is not recommended 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 Etobicoke York Community Council:**

1. Deny the request for front yard parking at 24 Humberview Road.

**Financial Impact**

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

**ISSUE BACKGROUND**

The property owner of 24 Humberview Road, a single family 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 the regulations of the City of Toronto Municipal Code Chapter 918 do not permit front yard parking if the paved area for the parking pad does not meet the required tree clearance. 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' and a digital photo of the property is shown on Appendix 'C'.

## COMMENTS

### Applicable regulation

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:

- the requirements of the City of Toronto Municipal Code Chapter 813, Trees, are complied with; a minimum clearance of 4.8 metres from the base of the tree is required.

### Reason for not approving

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

- the paved area for the parking pad does not provide the required clearance from the existing tree.

### 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 Humberview Road from 2 to 48 on the even side, including 70 Humber Trail and 200 Jane Street and 7 Humberview Road on the odd side. The deadline for receiving the ballots was February 17, 2016.

|  |    |       |
|--|----|-------|
| Total owners/tenants/residents polled                              | 62 | ----- |
| Returned by post office  | 0  | ----- |
| Total eligible voters (total polled minus returned by post office) | 62 | 100%  |
| No reply   | 28 | 45%   |
| <b>Total ballots received (response rate)</b>                      | 34 | 55%   |
| In favour of parking (of ballots received)                         | 25 | 74%   |
| Opposed to parking (of ballots received)                           | 7  | 20%   |
| Spoiled ballots  | 2  | 6%    |

The Code states that a poll will be considered valid when at least 25% 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 Humberview Road is authorized on an alternate side basis, on a street name basis. As of April 25, 2016, there is one on-street parking permit registered to this address.

|  |    |  |      |
|--|----|--|------|
| Total number of parking permits on Humberview Road | 12 | Total permits issued as of November 30, 2015 | 12   |
| Permits available                                  | 0  | % of permits allocated                       | 100% |

|  |   |   |     |
|--|---|---|-----|
| Total number of permit parking spaces on Humberview Road, between Humber Trail and Rivercrest Road | 6 | Total permits issued to residents as of November 30, 2015 | 4   |
| Permits available  | 2 | % of permits allocated                                    | 67% |

Additional ramping is not required as there is an existing mutual driveway access ramp to service the parking space therefore, on-street permit parking is not affected.

On this portion of Humberview Road, between Jane Street and Halford Avenue, there are six properties licensed for front yard parking.

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. Urban Forestry has concerns with the effect the proposed parking pad will have on the root system of the existing two-stem tree.

## 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 requirement of the Code, (i.e., landscaping).

Should Community Council decide to grant the appeal for front yard parking at 24 Humberview Road, it could recommend that:

1. the parking area be a minimum of 2.2 metres and not exceed 2.4 metres in width and a maximum of 5.3 metres in length;
2. the applicant utilize the existing mutual driveway access ramp and therefore no ramp extension be permitted;
3. the applicant comply with any and all Urban Forestry requirements as the proposed front yard parking pad is located and construction is proposed within the tree protection zone; i.e. submit a tree protection plan and arborist report, obtain necessary approval for any injury to the tree, and pay any tree security deposits as determined by Urban Forestry;

4. the applicant disconnect any downspouts, if feasible, or seek an exemption from Toronto Water in accordance with the requirements in Chapter 681-11(S);
5. the applicant provide the landscape features substantially in accordance with the plan as indicated in Appendix 'A', attached to the report dated May 26, 2016, from the Manager, Right of Way Management, Transportation Services, 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**

Nino Pellegrini, Supervisor, Right of Way Management  
Telephone: 416-392-7564, Fax: 416-392-1058, E-mail: npellegr@toronto.ca

## **SIGNATURE**

---

Andre Filippetti  
Manager, Right of Way Management

## **ATTACHMENTS**

Appendix 'A' - sketch  
Appendix 'B' - property data map  
Appendix 'C' - photo