

## **Front Yard Parking Appeal - 86 Balmoral Avenue**

**Date:** October 21, 2016  
**To:** Toronto and East York Community Council  
**From:** Manager, Right of Way Management, Transportation Services  
Toronto and East York District  
**Wards:** Ward 22 - St. Paul's

### **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 86 Balmoral Avenue for front yard parking. Front yard parking at this location is not recommended because it does not meet the soft landscaping requirements of the City of Toronto Municipal Code Chapter 918 and the Code does not permit the licensing of a front yard parking pad where permit marking is authorized on the same side of the street, and the installation of the ramp results in the loss of an on-street permit parking space. The owner will be given an opportunity to make a deputation before Community Council.

### **RECOMMENDATIONS**

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The Manager, Right of Way Management, Transportation Services Toronto and East York District recommends that Toronto and East York Community Council:

1. Deny the request for front yard parking at 86 Balmoral Avenue.

### **FINANCIAL IMPACT**

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There is no financial impact resulting from the adoption of the recommendations in this report.

## **DECISION HISTORY**

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The property owner of 86 Balmoral Avenue, a single family semi-detached home, 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 Attachment 'A' and digital photo of the property is shown on Attachment 'B'.

## **COMMENTS**

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### **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;
- 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 minimum of 50% of the City boulevard fronting the property must be landscaped open space, of which 75% must be maintained as soft landscaping.

### **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 and the installation of a ramp to service the proposed parking space will result in the loss of one on-street permit parking space; and
- the soft landscaping requirement cannot be provided on private property and the City boulevard.

### **Polling results**

A poll was conducted in accordance with the City of Toronto Municipal Code Chapter 918-14. The deadline for receiving the ballots was October 14, 2016. A total of 133 ballots were mailed out, and 71 ballots were returned, of which 46 were favourable to the application. The poll did meet the minimum response rate and the majority of the ballots returned were in favour of this application. The poll is deemed to be a positive poll.

## **Other Factors**

Permit parking on Balmoral Avenue is authorized on the even side, within permit parking area 5F with 87 spaces, of which 95 permits have been issued. In this block there are 19 spaces and 39 permits (205% allocated) have been issued to residents on the block.

As of October 6, 2016, there is one on-street parking permit registered to this address.

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

On Balmoral Avenue, between Yonge Street and Avenue Road, there are 80 properties licensed for front yard parking. Ten of these properties are licensed for two vehicles.

There is no tree fronting this location. A review of this application by Urban Forestry has determined that it would be feasible to plant a tree.

## **Alternate Recommendation**

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., setback).

Should Community Council decide to grant the appeal for front yard parking at 86 Balmoral Avenue, it could recommend that:

1. the parking area be a minimum of 2.2 metres in width and not exceed 2.4 by 5.3 metres in length;
2. the applicant pay for the installation of the ramp to service the parking space;
3. the applicant disconnect any downspouts, if feasible, or seek an exemption from Toronto Water in accordance with the requirements in Chapter 681-11(S);
4. the applicant provide the landscape features substantially in accordance with the plan as indicated in Attachment 'A', attached to the report dated October 21, 2016, from the Manager, Right of Way Management, Transportation Services, to the satisfaction of the General Manager of Transportation Services; 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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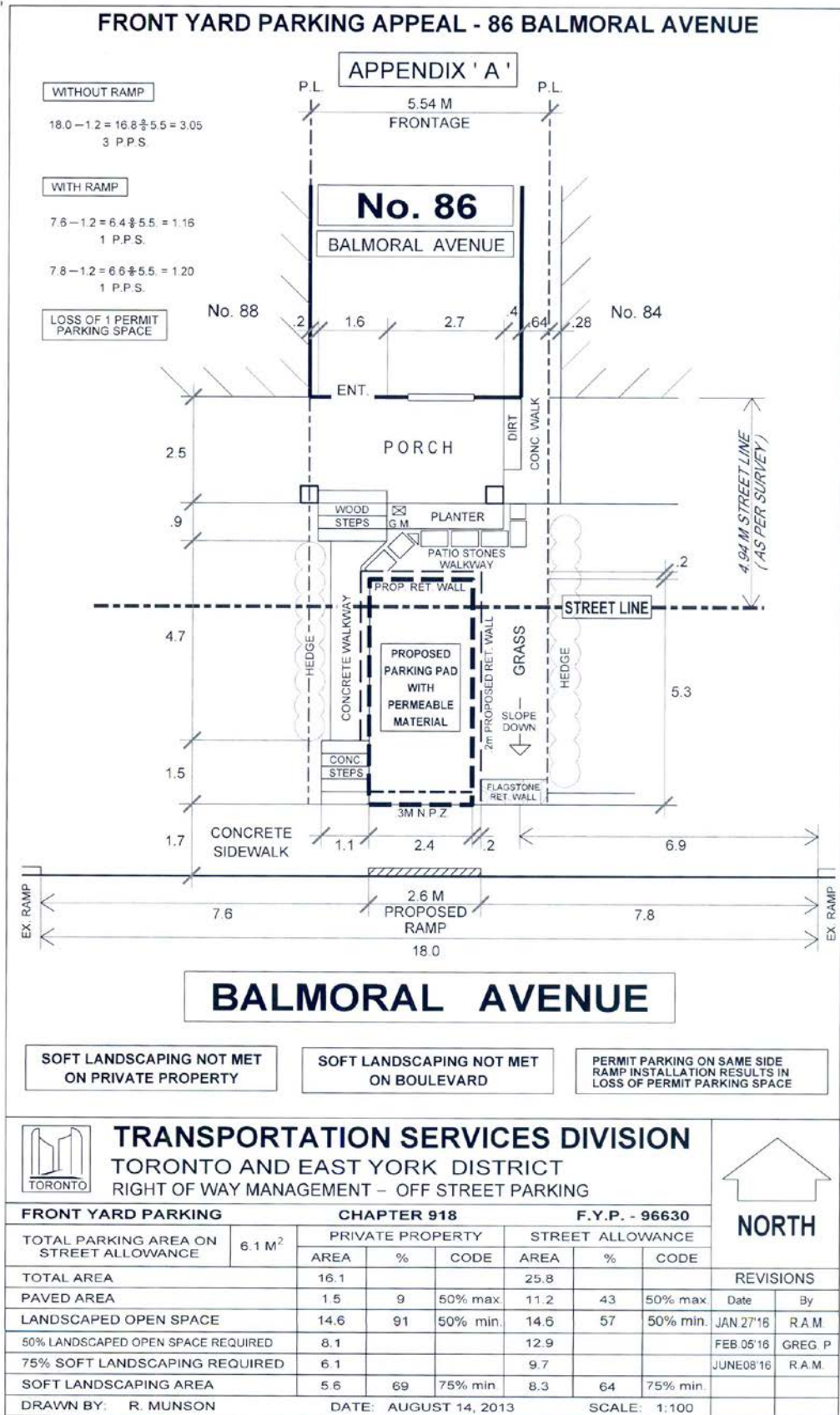
Andre Filippetti  
Manager, Right of Way Management

## **ATTACHMENTS**

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Attachment 'A' - sketch of the front yard parking proposal for 86 Balmoral Avenue  
Attachment 'B' - photo of the front yard at 86 Balmoral Avenue

Attachment A - Front Yard Parking Proposal - 86 Balmoral Avenue



Attachment B - Photo of front yard at 86 Balmoral Avenue

