

## Front Yard Parking Appeal - 530 Soudan 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 530 Soudan Avenue for front yard parking. Front yard parking at this location is not recommended because it does not meet the landscape open space 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 the 2.0 metre setback from the sidewalk cannot be met. 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 530 Soudan Avenue; and
2. Request that the owner install barriers to prevent the unauthorized parking to the satisfaction of the General Manager of Transportation Services, as indicated in Attachment 'C', attached to the report dated October 21, 2016, from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

## **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 530 Soudan Avenue, 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 Attachment 'A', digital photos of the property are shown on Attachment 'B' and a sketch showing the installation of barriers is shown on Attachment 'C'.

## **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:

- 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; and
- where the parking area cannot be constructed perpendicular to the sidewalk, the parking pad and entrance to the parking pad must be no closer than 2.0 metres from the rear edge of the sidewalk.

### **Reasons for not approving**

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

- the landscape open space requirement cannot be provided on the City boulevard; and
- the required 2.0 metres setback cannot be provided.

### **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 12, 2016. A total of 48 ballots were mailed out, and 30 ballots were returned, of which all were favourable to

the application. As 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**

This property is not located within a permit parking area.

Ramping is not required as there is an existing ramp to service the proposed parking, therefore additional ramping will not be installed.

On Soudan Avenue, between Cleveland Street and Bayview Avenue, there are 26 properties licensed for front yard parking. Two 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 new tree approximately 2.5 metres north of the north curb line and 1.2 metres west of the east property line.

## **Alternate Recommendation**

Should Community Council decide to grant the appeal for front yard parking at 530 Soudan Avenue, it could recommend that:

1. the parking area be a minimum of 2.2 metres in width by 5.3 metres in length;
2. the applicant disconnect any downspouts, if feasible, or seek an exemption from Toronto Water in accordance with the requirements in Chapter 681-11(S);
3. the applicant pay the enforcement fee of \$701.82 (HST included) since the parking pad was constructed prior to the submission of the application and without authorization from the City;
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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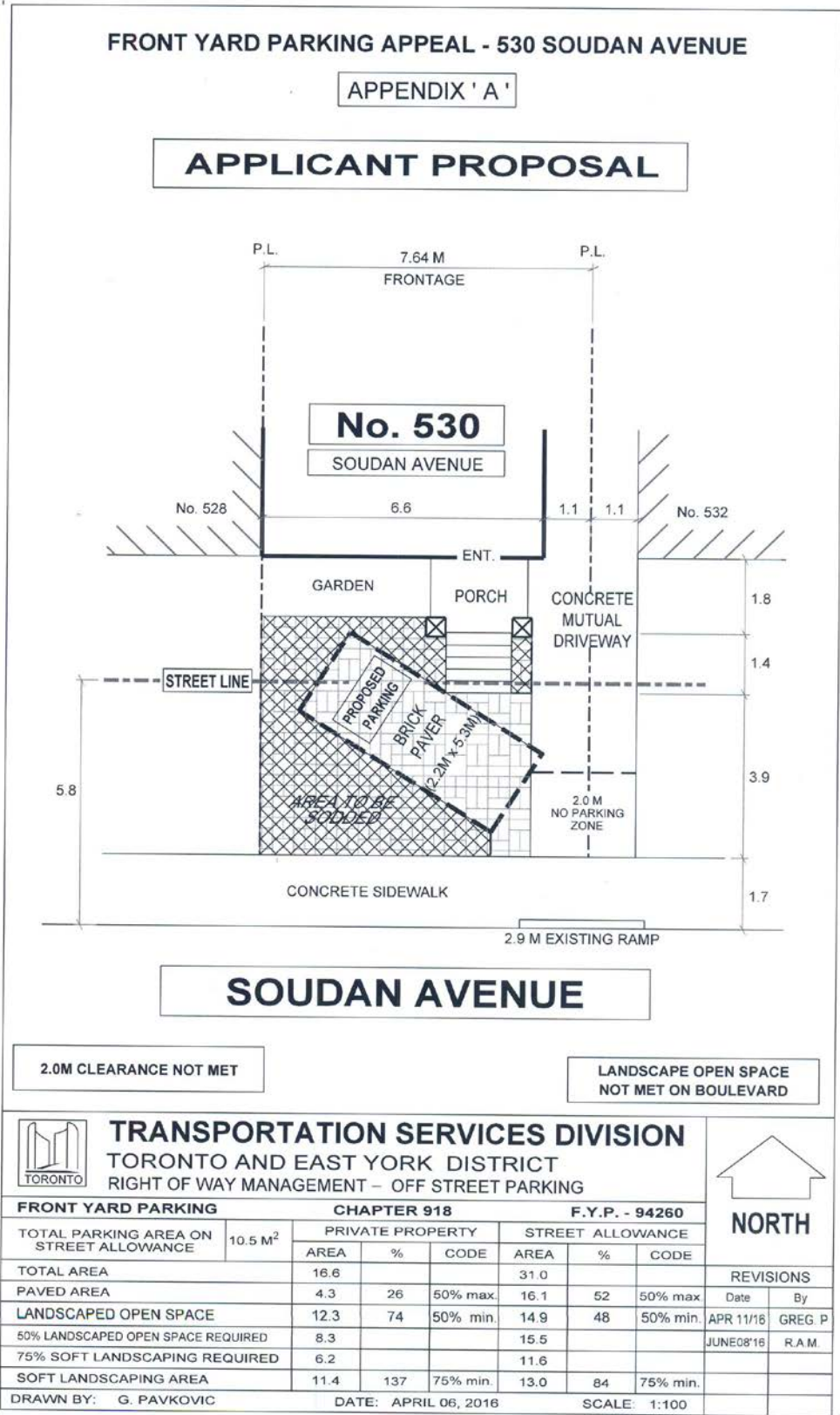
Andre Filippetti  
Manager, Right of Way Management

## **ATTACHMENTS**

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Attachment 'A' - sketch of the front yard parking proposal for 530 Soudan Avenue  
Attachment 'B' - photo of the front yard at 530 Soudan Avenue  
Attachment 'C' - sketch showing the installation of barriers at 530 Soudan Avenue

Attachment A - Front Yard Parking Proposal - 530 Soudan Avenue





Attachment B- Photos of front yard at 530 Soudan Avenue



Attachment C - Front Yard of 530 Soudan Avenue - Barrier Installation

