

Front Yard Parking Appeal – 12 Ardrossan Place

Date: October 20, 2017
To: North York Community Council
From: Manager, Right of Way Management, Transportation Services
Toronto and East York District
Wards: Ward 25 – Don Valley West

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 12 Ardrossan Place for front yard parking. Front yard parking at this location is not recommended because it does not meet the City of Toronto Municipal Code Chapter 918 in that the Code does not permit the licensing of a front yard parking pad where on-street permit parking is authorised on the same side of the street. The owner will be given an opportunity to make a deputation before Community Council.

RECOMMENDATIONS

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

1. North York Community Council deny the request for front yard parking at 12 Ardrossan Place.

FINANCIAL IMPACT

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

DECISION HISTORY

The property owner of 12 Ardrossan Place, 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 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 photo of the property is shown on Attachment 'B'.

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:

- prohibit front yard parking where permit parking is authorized on the same side of the street.

Reason for not approving

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

- permit parking is permitted on the same side of the street.

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 July 21, 2017. A total of 45 ballots were received by voters, and 28 ballots (62%) were returned, of which 17 (61%) 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

Permit parking on Ardrossan Place is authorized on both sides of the street, on a street name basis, with 24 spaces, of which 13 permits (54%) issued to residents on the block.

As of October 16, 2017, there is one on-street parking permit registered to this address.

Ramping is not required as there is an existing permanent ramp servicing the mutual driveway which will be used to service the proposed parking and additional ramping will not be permitted.

On this portion of Ardrossan Place, between Lawrence Avenue and Wanless Avenue, there are three properties licensed for front yard parking.

There are two trees fronting this location. A review of this application by Urban Forestry has determined that there is no suitable planting site for an additional 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 requirements of the Code, (i.e., setback and landscaping).

Should Community Council decide to grant the appeal for front yard parking at 12 Ardrossan Place, it could recommend that:

1. the parking area be a minimum of 2.2 metres in width and not exceed 2.4 metres and a minimum of 5.3 metres and not exceed 5.5 metres in length;
2. the applicant contact Urban Forestry in order to comply with any and all requirements in accordance with the City of Toronto Tree Protection Policy and Specification for Construction Near Trees as construction is proposed near or within the tree protection zone;
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 20, 2017, 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

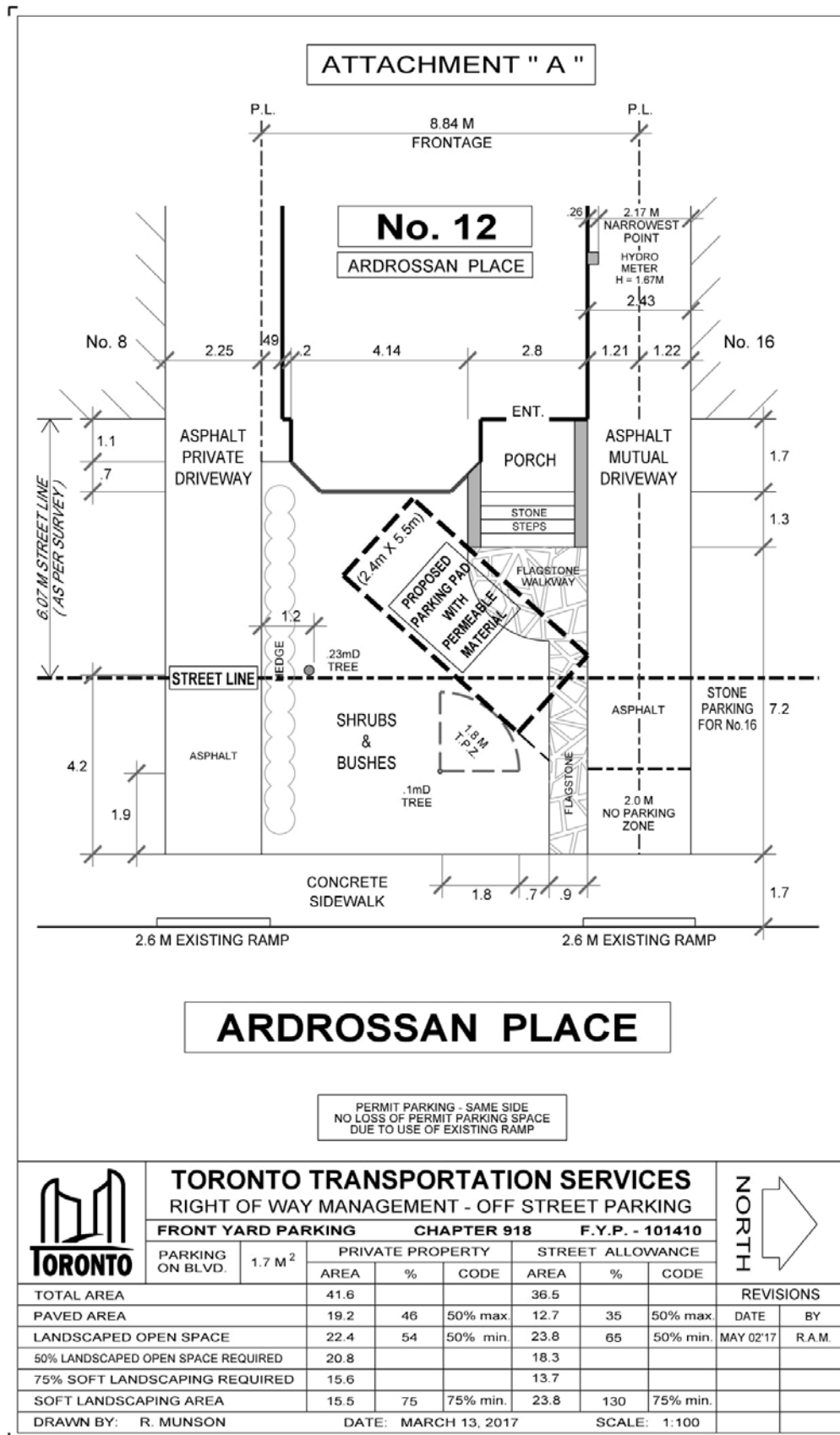
Andre Filippetti
Manager, Right of Way Management

ATTACHMENTS

Attachment 'A' – Sketch of proposed parking pad
Attachment 'B' – Photo of the front yard

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Attachment 'A' – Sketch of the front yard parking area – 12 Ardrossan Place



Attachment 'B' - Photo of the front yard – 12 Ardrossan Place

