



## STAFF REPORT ACTION REQUIRED

### Front Yard Parking Appeal – 10 Glenayr Road

<b>Date:</b>	December 3, 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>	St. Paul's – Ward 21
<b>Reference Number:</b>	Te11010te.row

#### 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 10 Glenayr Road 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

---

**Transportation Services recommends that Toronto and East York Community Council:**

1. deny the request for front yard parking at 10 Glenayr Road;
2. request the owner to remove the excess brick paving and restore the boulevard to soft landscaping as shown on Appendix 'E'; and
3. request the owner to pay for the removal of the 2.6 m section of obsolete ramp and reinstatement of the curb fronting the area to be restored, as shown on Appendix 'E'.

#### Financial Impact

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

## ISSUE BACKGROUND

The property owner of 10 Glenayr Road, a single family detached home with a private driveway inquired about the feasibility of licensing a front yard parking space. The applicant was advised that this location is not eligible for front yard parking as the property has a private driveway leading to an integral garage. 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', the applicant's landscape proposal is shown on Appendix 'D' and a sketch showing the area of paving to be removed is shown on Appendix 'E'.

## 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 the property has a private driveway.

### Reasons for not approving

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

- the property has a private driveway leading to an integral single car garage.

A poll was conducted in accordance with the City of Toronto Municipal Code Chapter 918-14. The area polled comprised both sides of Glenayr Road from 1 to 9 on the odd side and from 4 to 22 on the even side. The deadline for receiving the ballots was October 7, 2010.

Total owners/tenants/residents polled	33	-----
Returned by post office	0	-----
Total eligible voters (total polled minus returned by post office)	33	100%
No reply	8	24%
<b>Total ballots received (response rate)</b>	<b>25</b>	<b>76%</b>
In favour of parking (of ballots received)	18	72%
Opposed to parking (of ballots received)	7	28%
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 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**

This property is not located within a permit parking area.

On this portion of Glenayr Road, between Strathearn Boulevard and Millbank Avenue, there are no 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 it would not be feasible to plant an additional tree at this location.

In accordance with the requirements, a review by Toronto Water has revealed that seven downspouts at this property are not feasible for disconnection due to no suitable drainage area.

### **Alternate recommendations**

While the property is not eligible for front yard parking because it does not meet the above noted requirement 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 10 Glenayr Road, it could recommend that:

1. the parking area be a minimum of 2.2 m in width and not exceed 2.6 m by 5.2 m in dimension;
2. the applicant remove the excess brick paving on the south side of the driveway and restore to soft landscaping, as shown on Appendix 'A';
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 pay for the planting of a full shade canopy tree on City property in the general area of the property, preferably on the same street, as per the requirements of the City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevard; 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**

Joe Colafranceschi, Supervisor, Right of Way Management  
Telephone: 416-392-7564, Fax: 416-392-1058, E-mail: jcolafra@toronto.ca

**SIGNATURE**

---

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  
Appendix 'E' - sketch

P:\2011\Cluster B\TRA\Toronto and East York\row\te11010te.row - ms