# Front Yard Parking Appeal – 75 Cranbrooke Avenue

<table>
<thead>
<tr>
<th>Date:</th>
<th>August 28, 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>To:</td>
<td>North York Community Council</td>
</tr>
<tr>
<td>From:</td>
<td>Acting Director, Transportation Services, North York District</td>
</tr>
<tr>
<td>Wards:</td>
<td>Eglinton - Lawrence - Ward 16</td>
</tr>
<tr>
<td>Reference Number:</td>
<td>ny12075_P:\2012\Cluster B\TRA\NorthYorkDistrict</td>
</tr>
</tbody>
</table>

## SUMMARY

This staff report is about a matter which North York Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

Transportation Services has assessed an appeal from the owner of 75 Cranbrooke Avenue 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 North York Community Council:

1. Deny the request for front yard parking at 75 Cranbrooke Avenue.

## Financial Impact

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

## ISSUE BACKGROUND

The property owner of 75 Cranbrooke Avenue, 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 does not permit front yard parking if there is access to on-site parking by means of a laneway. As well, the tree
clearance cannot be met on the property. The applicant subsequently submitted an appeal requesting further consideration of this proposal.

The proposal for front yard parking is shown on Attachment 1, the property data map is shown on Attachment 2, a digital photo of the property is shown on Attachment 3, and the applicant’s landscape proposal is shown on Attachment 4.

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 access to an existing parking facility or where adequate space for parking can be provided on the lot; and
- The requirements of the City of Toronto Municipal Code Chapter 813, Trees, are complied with; a minimum clearance of 2.4 meters from the base of the tree is required.

Reasons for not approving

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

- The parking space can be accommodated in the rear yard;
- 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 Cranbrooke Avenue from 43 to 83 on the odd side and from 42 to 82 on the even side. The deadline for receiving the ballots was August 23, 2012.
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**

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.

On this portion of Cranbrooke Avenue, between Yonge Street and Jedburgh Road, there are twenty-six properties licensed for front yard parking.

**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).

Should Community Council decide to grant the appeal for front yard parking at 75 Cranbrooke Avenue, it could recommend that:

1. The parking area be a minimum of 2.2 m in width and not exceed 2.6 m by 5.9 m in dimension;

2. 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 Boulevards; and
3. 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

Pascoal D'Souza, C.E.T.
Acting Director, Transportation Services
Telephone: 416-395-7458
Fax: 416-395-7482
E-mail: pdsouza@toronto.ca

SIGNATURE

_______________________________
Pascoal D'Souza
Acting Director

ATTACHMENTS

Attachment 1: sketch
Attachment 2: property data map
Attachment 3: photo
Attachment 4: applicant’s landscape proposal