Front Yard Parking Appeal – 18 Scarboro Beach Boulevard

Date: August 20, 2013
To: Toronto and East York Community Council
From: Acting Manager, Right of Way Management, Transportation Services
       Toronto and East York District
Wards: Beaches-East York – Ward 32
Reference Number: Te2013040te.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 18 Scarboro Beach Boulevard 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 18 Scarboro Beach Boulevard.

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

ISSUE BACKGROUND
The property owner of 18 Scarboro Beach Boulevard, 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 the regulations of the City of Toronto Municipal Code Chapter 918 do not permit front yard parking when permit parking is authorized on the same side of the street. 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'.

**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 provision includes:

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

**Reasons 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.

**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 Scarboro Beach Boulevard from 16 to 64 on the even side, including 42 Hubbard Boulevard and from 15 to 63 on the odd side, including 56 Hubbard Boulevard. The deadline for receiving the ballots was June 25, 2013.

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<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Total owners/tenants/residents polled</td>
<td>77</td>
<td>-------</td>
</tr>
<tr>
<td>Returned by post office</td>
<td>9</td>
<td>-------</td>
</tr>
<tr>
<td>Total eligible voters (total polled minus returned by post office)</td>
<td>68</td>
<td>100%</td>
</tr>
<tr>
<td>No reply</td>
<td>33</td>
<td>49%</td>
</tr>
<tr>
<td><strong>Total ballots received (response rate)</strong></td>
<td>35</td>
<td>51%</td>
</tr>
<tr>
<td>In favour of parking (of ballots received)</td>
<td>24</td>
<td>69%</td>
</tr>
<tr>
<td>Opposed to parking (of ballots received)</td>
<td>9</td>
<td>26%</td>
</tr>
<tr>
<td>Spoiled ballots</td>
<td>2</td>
<td>5%</td>
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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**

Permit parking on Scarboro Beach Boulevard is authorized on an alternate side basis, within permit parking area 9D. There is one on street parking permit registered to this address.

<table>
<thead>
<tr>
<th>Total number of parking permits in area 9D</th>
<th>952</th>
<th>Total permits issued as of May 30, 2013</th>
<th>931</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permits available</td>
<td>21</td>
<td>% of permits allocated</td>
<td>98%</td>
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<table>
<thead>
<tr>
<th>Total number of permit parking spaces on Scarboro Beach Boulevard, between Hubbard Boulevard and Queen Street East</th>
<th>40</th>
<th>Total permits issued to residents as of May 30, 2013</th>
<th>67</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permits available</td>
<td>0</td>
<td>% of permits allocated</td>
<td>167%</td>
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Ramping is not required as there is an existing ramp to service the proposed parking, therefore, on street permit parking is not affected.

On this portion of Scarboro Beach Boulevard, between Queen Street East and Hubbard Boulevard, there are twelve properties licensed for front yard parking.

A tree has been recently planted on site. A review of this application by Urban Forestry has determined that there is no suitable planting site for an additional tree at this location.

**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 18 Scarboro Beach Boulevard, it could recommend that:

1. the parking area not exceed 2.2 m by 5.3 m in dimension;
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 provide the landscape features substantially in accordance with the plan as indicated in Appendix ‘D’, attached to the report dated August 20, 2013, from the Manager, Right of Way Management, Transportation Services, Toronto and East York District, 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 Boulevards; 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

_____________________________________
Joe Colafranceschi
Acting Manager, Right of Way Management

ATTACHMENTS
Appendix 'A' - sketch
Appendix 'B' - property data map
Appendix 'C' - photo
Appendix 'D' - applicant’s landscape proposal

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