Front Yard Parking Appeal – 25 Hanson Road

Date: December 11, 2014
To: North York Community Council
From: Manager, Right of Way Management, Transportation Services
Wards: Eglinton-Lawrence – Ward 15
Reference Number: p:/2015/ClusterB/TRA/NorthYork/ny15015

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 25 Hanson Road for front yard parking. Front yard parking at this location is not recommended 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 North York Community Council:

1. Deny the request for front yard parking at 25 Hanson Road; and

2. Request that the owner remove the existing cut-stone paving and restore the area to soft landscaping, as indicated in Appendix 'E', attached to the report dated December 11, 2014, from the Manager, Right of Way Management, Transportation Services.

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

ISSUE BACKGROUND
The property owner of 25 Hanson Road, a single family detached home, 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 if the soft landscaping requirement cannot be provided on private property.

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:

- a minimum of 50% of the front yard on private property must be landscaped open space, of which 75% must be maintained as soft landscaping.

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

- the soft landscaping requirement cannot be provided on private property.

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 Hanson Road from 19 to 29 on the odd side and from 22 to 40 on the even side, including 54 Blandford Street. The deadline for receiving the ballots was July 25, 2014.

| Total owners/tenants/residents polled | 45 | ------- |
| Returned by post office | 0 | ------- |
| Total eligible voters (total polled minus returned by post office) | 45 | 100% |
| No reply | 29 | 64% |
| **Total ballots received (response rate)** | 16 | 36% |
| In favour of parking (of ballots received) | 13 | 81% |
| Opposed to parking (of ballots received) | 0 | 0% |
| Spoiled ballots | 3 | 19% |

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 Hanson Road is authorized on the even side, on a street name basis. There is one on-street parking permit registered to this address.

<table>
<thead>
<tr>
<th>Total number of parking permits on Hanson Road</th>
<th>Total permits issued as of May 31, 2014</th>
<th>Permits available</th>
<th>% of permits allocated</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>7</td>
<td>6</td>
<td>54%</td>
</tr>
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<table>
<thead>
<tr>
<th>Total number of permit parking spaces on Hanson Road, between Blandford Street and Rockvale Avenue</th>
<th>Total permits issued to residents as of May 31, 2014</th>
<th>Permits available</th>
<th>% of permits allocated</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>5</td>
<td>0</td>
<td>100%</td>
</tr>
</tbody>
</table>

A ramp installation does not affect the on-street permit parking as permit parking is authorized on the opposite side of the street.

On this portion of Hanson Road, between Glenholme Avenue and Oakwood Avenue, there are 13 properties licensed for front yard parking.

There is no tree in the front yard at this location. A review of this application by Urban Forestry has determined that it would be feasible to plant a tree at this location provided that the excessive paving be removed and restored to soft landscaping as per Appendix 'A'.

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 25 Hanson Road, it could recommend that:

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

2. the applicant pay for the installation of the ramp to service the parking space;

3. the applicant remove the excess paving and restore the area to soft landscaping, as indicated in Appendix 'A', attached to the report dated December 11, 2014, from the Manager, Right of Way Management, Transportation Services;
4. the applicant disconnect any downspouts, if feasible, or seek an exemption from Toronto Water in accordance with the requirements in Chapter 681-11(S);

5. the applicant pay the enforcement fee of $670.28 (HST included) since the parking pad was constructed without authorization from the City;

6. the applicant provide the landscape features substantially in accordance with the plan as indicated in Appendix 'D', attached to the report dated December 11, 2014, from the Manager, Right of Way Management, Transportation Services, to the satisfaction of the General Manager of Transportation Services; and

7. 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**
Appendix 'A' - sketch
Appendix 'B' - property data map
Appendix 'C' - photo
Appendix 'D' - applicant’s landscape proposal
Appendix 'E' - sketch showing paving to be removed