



**STAFF REPORT  
ACTION REQUIRED**

**Front Yard Parking Appeal – 216 Scarborough Road**

<b>Date:</b>	September 17, 2015
<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>	Beaches-East York – Ward 32
<b>Reference Number:</b>	Te2015033.te.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 216 Scarborough 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 that Toronto and East York Community Council:**

1. Deny the request for front yard parking at 216 Scarborough Road.

**Financial Impact**

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

**ISSUE BACKGROUND**

The property owner of 216 Scarborough Road, a single family semi-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 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 Appendix 'A', the property data map is shown on Appendix 'B', a digital photo of the property is shown on Appendix 'C' and 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 provisions include:

- a minimum of 50% of the front yard on the City boulevard and 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 the City boulevard and 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 Scarborough Road from 177 to 255 on the odd side and 184 to 232, on the even side. The deadline for receiving the ballots was July 28, 2015.

Total owners/tenants/residents polled	84	-----
Returned by post office	1	-----
Total eligible voters (total polled minus returned by post office)	83	100%
No reply	36	43%
<b>Total ballots received (response rate)</b>	<b>47</b>	<b>57%</b>
In favour of parking (of ballots received)	33	70%
Opposed to parking (of ballots received)	5	11%
Spoiled ballots	9	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 Scarborough Road is authorized on the odd side, within permit parking area 9C. As of August 6, 2015, there is one on-street parking permit registered to this address.

Total number of parking permits in area 9C	4328	Total permits issued as of May 31, 2015	3637
Permits available	691	% of permits allocated	84%

Total number of permit parking spaces on Scarborough Road, between Bracken Avenue and Kingston Road	35	Total permits issued to residents as of May 31, 2015	32
Permits available	3	% of permits allocated	91%

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 Scarborough Road, between Bracken Avenue and Kingston Road, there are ten properties licensed for front yard parking. One of these properties is licensed for two vehicles.

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.

**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 requirement of the Code, (i.e., setback).

Should Community Council decide to grant the appeal for front yard parking at 216 Scarborough Road, it could recommend that:

1. the parking area be a minimum of 2.2 metres in width and not exceed 2.3 metres by 5.7 metres in dimension;
2. the applicant pay for the installation of the ramp to service the parking space;

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 receive all necessary clearances from Utilities as there is significant excavation required;
5. the applicant provide the landscape features substantially in accordance with the plan as indicated in Appendix 'D', attached to the report dated September 17, 2015, from the Manager, Right of Way Management, Transportation Services, Toronto and East York District, to the satisfaction of the General Manager of Transportation Services; and
6. 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**

---

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