



**STAFF REPORT  
ACTION REQUIRED**

**Front Yard Parking Appeal – 153 Westwood Avenue**

<b>Date:</b>	October 22, 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>	Toronto-Danforth – Ward 29
<b>Reference Number:</b>	Te2015038.te.row

**SUMMARY**

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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 153 Westwood Avenue 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**

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

1. Deny the request for front yard parking at 153 Westwood Avenue.

**Financial Impact**

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

**ISSUE BACKGROUND**

The property owner of 153 Westwood Avenue, 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 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 private property must be landscaped open space, of which 75% must be maintained as soft landscaping; and
- a minimum of 50% of the City boulevard fronting the 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 reasons:

- the soft landscaping requirement cannot be provided on private property; and
- the landscape open space requirement cannot be provided on the City boulevard.

### Poll results

A poll was conducted in accordance with the City of Toronto Municipal Code Chapter 918-14. The area polled comprised the south side of Westwood Avenue from 99 to 155. The deadline for receiving the ballots was October 1, 2015.

Total owners/tenants/residents polled	46	-----
Returned by post office	0	-----
Total eligible voters (total polled minus returned by post office)	46	100%
No reply	31	67%
<b>Total ballots received (response rate)</b>	15	33%
In favour of parking (of ballots received)	13	87%
Opposed to parking (of ballots received)	0	0%
Spoiled ballots	2	13%

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 Westwood Avenue, between Logan Avenue and Carlaw 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 has determined that there is no suitable planting site for 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 153 Westwood Avenue, it could recommend that:

1. the parking area be a minimum of 2.2 metres in width and not exceed 2.6 metres by 5.3 metres 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 October 22, 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
4. 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