



**STAFF REPORT
ACTION REQUIRED**

Front Yard Parking Appeal – 269 Glebeholme Boulevard

Date:	October 22, 2015
To:	Toronto and East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	Toronto-Danforth – Ward 29
Reference Number:	Te2015037.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 269 Glebeholme Boulevard 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 269 Glebeholme Boulevard.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 269 Glebeholme 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 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:

- prohibit front yard parking where permit parking is authorized on the same side of the street;
- 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; and
- a formal poll be conducted to determine whether there is neighbourhood support for the application and that such poll has a favourable result.

Reasons for not approving

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

- permit parking is permitted on the same side of the street;
- the landscape open space requirement cannot be provided on the City boulevard;
- the soft landscaping requirement cannot be provided on private property and the City boulevard; and
- negative poll results.

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 Glebeholme Boulevard from 241 to 305 on the odd side and from 242 to 298 on the even side. The deadline for receiving the ballots was September 11, 2015.

Total owners/tenants/residents polled	148	-----
Returned by post office	10	-----
Total eligible voters (total polled minus returned by post office)	138	100%
No reply	62	45%

Total ballots received (response rate)	76	55%
In favour of parking (of ballots received)	38	50%
Opposed to parking (of ballots received)	33	43%
Spoiled ballots	5	7%

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, however the 50% + 1 threshold for a positive poll was not met and therefore the poll is deemed to be a negative poll.

Other factors

Permit parking on Glebeholme Boulevard is authorized on the odd side, within permit parking area 8E. As of September 24, 2015, there are no on-street parking permits registered to this address.

Total number of parking permits in area 8E	550	Total permits issued as of May 31, 2015	524
Permits available	26	% of permits allocated	95%

Total number of permit parking spaces on Glebeholme Boulevard, between Monarch Park Avenue and Coxwell Avenue	34	Total permits issued to residents as of May 31, 2015	40
Permits available	0	% of permits allocated	118%

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 Glebeholme Boulevard, between Monarch Park Avenue and Coxwell 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 269 Glebeholme Boulevard, 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 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

Nino Pellegrini, Supervisor, Right of Way Management
Telephone: 416-392-7564, Fax: 416-392-1058, E-mail: npellegr@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