



STAFF REPORT ACTION REQUIRED

Front Yard Parking Appeal – 27 Royal Street

Date:	May 26, 2016
To:	Etobicoke York Community Council
From:	Manager, Right of Way Management, Transportation Services
Wards:	York South-Weston – Ward 11
Reference Number:	P:\2016\Cluster B\TRA\EtobicokeYork\eycc160075-tp

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 27 Royal Street for front yard parking. Front yard parking at this location is not recommended because it does not meet the tree clearance and permit parking 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 Etobicoke York Community Council:

1. Deny the request for front yard parking at 27 Royal Street.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 27 Royal Street, a semi-detached duplex, 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' and a digital photo of the property is shown on Appendix 'C'.

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; and
- the requirements of the City of Toronto Municipal Code Chapter 813, Trees, are complied with; a minimum clearance of 1.6 metres from the base of the tree is required.

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 and the installation of the ramp will result in the loss of an on-street permit parking space; and
- the paved area for the parking pad does not provide the required clearance from the existing tree.

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 Royal Street from 1 to 47 on the odd side and from 2 to 46 on the even side. The deadline for receiving the ballots was March 16, 2016.

Total owners/tenants/residents polled	116	-----
Returned by post office	2	-----
Total eligible voters (total polled minus returned by post office)	114	100%
No reply	75	66%
Total ballots received (response rate)	39	34%
In favour of parking (of ballots received)	32	82%
Opposed to parking (of ballots received)	3	8%
Spoiled ballots	4	10%

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 Royal Street is authorized on the odd side, on a street name basis. As of May 16, 2016, there is one on-street parking permit registered to this address.

Total number of permit parking spaces on Royal Street	10	Total permits issued to residents as of November 30, 2015	3
Permits available	7	% of permits allocated	30%

The installation of a ramp at this location will result in the loss of one on-street permit parking space.

On Royal Street there are 24 properties licensed for front yard parking.

There is a tree in the front yard at this location. 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 requirement of the Code, (i.e., landscaping).

Should Community Council decide to grant the appeal for front yard parking at 27 Royal Street, it could recommend that:

1. the parking area be 2.2 metres in width and 5.3 metres in length;
2. the applicant pay for the installation of the ramp to service the parking space;
3. the applicant comply with any and all Urban Forestry requirements as the proposed front yard parking pad is located and construction is proposed within the tree protection zone;
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 provide the landscape features substantially in accordance with the plan as indicated in Appendix 'A', attached to the report dated May 26, 2016, from the Manager, Right of Way Management, Transportation Services, 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

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SIGNATURE

Andre Filippetti

Manager, Right of Way Management

ATTACHMENTS

Appendix 'A' - sketch

Appendix 'B' - property data map

Appendix 'C' - photo