TORONTO

STAFF REPORT
ACTION REQUIRED

Front Yard Parking Appeal – 103 Caledonia Road

Date:	August 18, 2016
To:	Etobicoke York Community Council
From:	Manager, Right of Way Management, Transportation Services
Wards:	Davenport – Ward 17
Reference Number:	P:\2016\Cluster B\TRA\EtobicokeYork\eycc160116-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 103 Caledonia Road for front yard parking. Front yard parking at this location is not recommended because it does not meet the landscaping and tree clearance requirements of the City of Toronto Municipal Code Chapter 918 and the Code does not permit the licensing of a front yard parking pad where the property has access to a parking facility at the rear of the property by means of a public laneway. 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 103 Caledonia Road.

Financial Impact

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

ISSUE BACKGROUND

The property owner of 103 Caledonia Road, 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 digital photos of the property are 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 the property has access to an existing parking facility or where adequate space for parking can be provided on the lot;
- 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
- the requirements of the City of Toronto Municipal Code Chapter 813, Trees, are complied with; a minimum clearance of 1.8 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:

- the property has access to a parking space in the single car garage in the rear yard;
- the soft landscaping requirement cannot be provided on private property; and
- the required paving for the new driveway to access the proposed parking space will 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 Caledonia Road from 99 to 141 on the odd side and from 102 to 144 on the even side. The deadline for receiving the ballots was May 24, 2016.

Total owners/tenants/residents polled	138	--------
Returned by post office	6	--------
Total eligible voters (total polled minus returned by post office)	132	100%
No reply	93	70%
Total ballots received (response rate)	39	30%

In favour of parking (of ballots received)	23	59%
Opposed to parking (of ballots received)	10	26%
Spoiled ballots	6	15%

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 Caledonia Road is authorized on the even side, within permit parking area 3B. As of July 14, 2016, there is one on-street parking permit registered to this address.

Total number of parking permits in area 3B	382	Total permits issued as of May 31, 2016	162
Permits available	220	% of permits allocated	42%

Total number of permit parking spaces on Caledonia Road, between Norman Avenue and Innes Avenue	31	Total permits issued to residents as of May 31, 2016	19
Permits available	12	% of permits allocated	61%

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

On this portion of Caledonia Road, between Norman Avenue and Innes Avenue, there are two properties licensed for front yard parking. One of these properties is licensed for two vehicles.

There is a 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 an additional tree at this location.

Alternate recommendations

Should Community Council decide to grant the appeal for front yard parking at 103 Caledonia Road, it could recommend that:

1. the parking area be a minimum of 2.2 metres in width and not exceed 2.6 metres and a minimum of 5.3 metres and not exceed 5.6 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; i.e. submit a tree protection plan and arborist report, obtain necessary approval for any injury to the tree, and pay any tree security deposits as per City of Toronto Municipal Code Chapter 813,

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 August 18, 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

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Andre Filippetti
Manager, Right of Way Management

ATTACHMENTS

Appendix 'A' - sketch
Appendix 'B' - property data map
Appendix 'C' - photo