TORONTO

REPORT FOR ACTION

Front Yard Parking Appeal – 15 Highview Crescent

Date: August 11, 2017
To: Etobicoke York Community Council
From: Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards: Ward 17 - Davenport

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 15 Highview Crescent for front yard parking. Front yard parking at this location is not recommended because it does not meet the City of Toronto Municipal Code Chapter 918 in that the Code does not permit the licensing of a front yard parking pad where the subject property is serviced by a private driveway and the code does not permit the licencing of the parking pad because the required driveway to the proposed parking space will fall in the tree protection zone. The owner will be given an opportunity to make a deputation before Community Council.

RECOMMENDATIONS

The Manager, Right of Way Management, Transportation Services Toronto and East York District recommends that:

1. Etobicoke York Community Council deny the request for front yard parking at 15 Highview Crescent.

FINANCIAL IMPACT

There is no financial impact resulting from the adoption of the recommendations in this report.

DECISION HISTORY

The property owner of 15 Highview Crescent, residential property with four self-contained units, with a private driveway, submitted an application for front yard parking at this location. The applicant was advised that the application could not be accepted since 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 Attachment 'A', and digital photos of the property are shown on Attachment 'B'.

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; and
- the requirements of the City of Toronto Municipal Code Chapter 813, Trees, are complied with, a minimum clearance of 6.0 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 is serviced by a private driveway to a single garage; and
- a portion of the driveway required to access the proposed parking pad does not provide the required clearance from the existing tree.

Polling results

A poll was conducted in accordance with the City of Toronto Municipal Code Chapter 918-14. The deadline for receiving the ballots was July 7, 2017. A total of 114 ballots were received by voters, and 42 ballots (37%) were returned, of which 27 (64%) were favourable to the application. As the poll did meet the minimum response rate and the majority of the ballots returned were in favour of this application, the poll is deemed to be a positive poll.

Other Factors

Permit parking on Highview Crescent is authorized on the even side, on a street name basis, with 29 spaces, of which 22 permits (76%) have been issued to residents on the block.
As of August 08, 2017, there is no on-street parking permit registered to this address.

A permanent ramp installation does not affect the on-street permit parking.

On this portion of Highview Crescent, between Oakwood Avenue and Rosemount Avenue, there are three properties licensed for front yard parking.

There is a tree fronting this location which is in close proximity to the driveway that would be required to access the parking space. A review of this application by Urban Forestry has determined that the proposal has a negative impact to the tree in question and Urban Forestry would not support the proposal. There is no suitable planting site for an additional tree.

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 requirements of the Code, (i.e., landscaping).

Should Community Council decide to grant the appeal for front yard parking at 15 Highview Crescent, it could recommend that this approval will be conditional upon:

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 5.9 metres in length;

2. the applicant pay for the installation of the permanent ramp to service the parking space;

3. The applicant contacting Urban Forestry and to comply with any and all requirements in accordance with the City of Toronto Tree Protection Policy and Specification for Construction Near Trees as construction is proposed near or 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 Attachment 'A', attached to the report dated August 11, 2017, 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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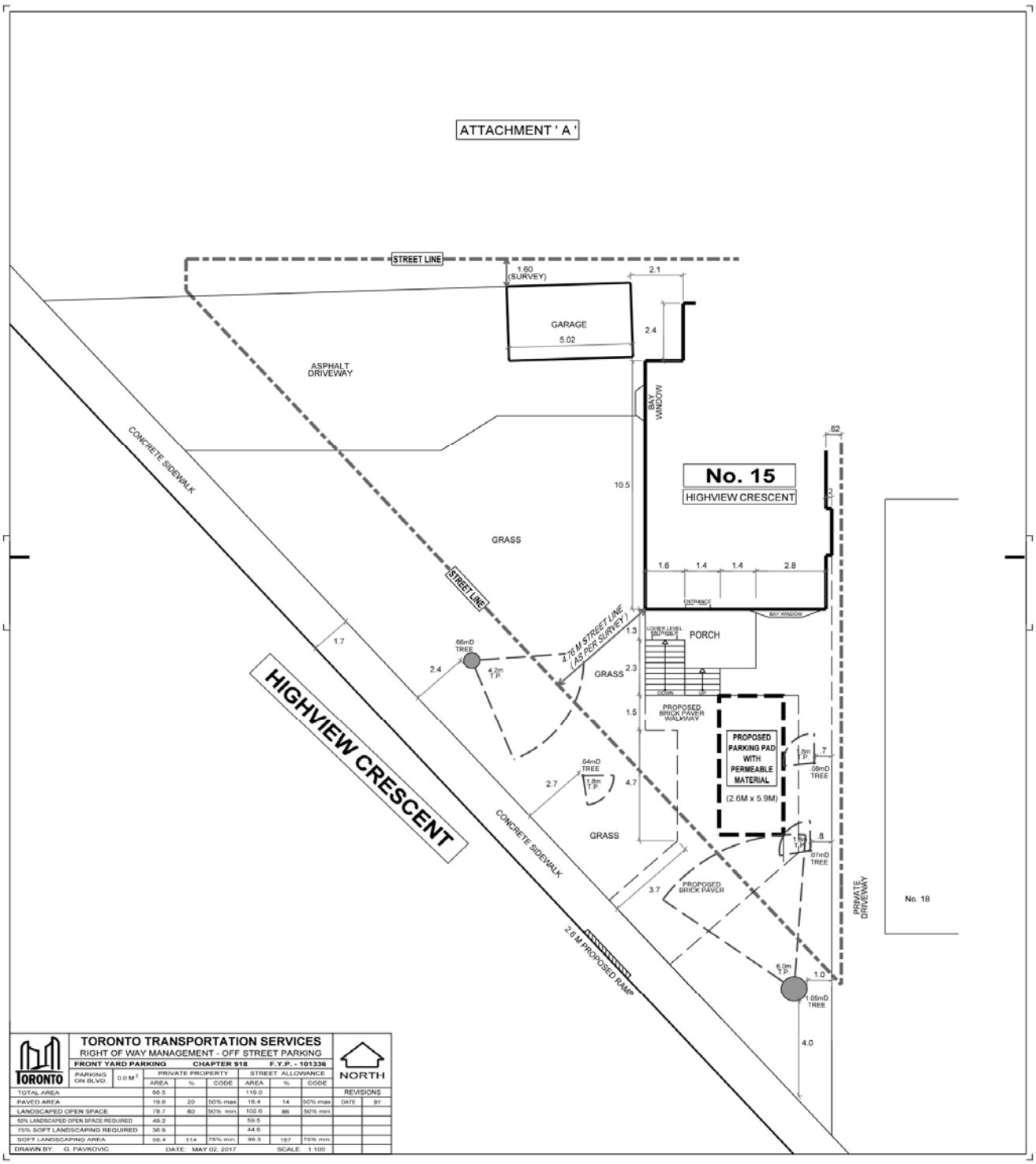
Andre Filippetti
Manager, Right of Way Management

ATTACHMENTS

Attachment 'A' - sketch
Attachment 'B' - photo

P:/2017/Cluster B/TRA/EtobicokeYork/eycc170137.tp


ATTACHMENT ' A '
STREET LINE
1.60 (SURVEY)
2.1
GARAGE
5.02
2.4
ASPHALT DRIVEWAY
BAY WINDOW
.62
No. 15
HIGHVIEW CRESCENT
10.5
GRASS
1.6
1.4
1.4
2.8
ENTRANCE
BAY WINDOW
CONCRETE SIDEWALK
STREET LINE
4.16 M STREET LINE (AS PER SURVEY)
1.3
PORCH
1.7
.66mD TREE
2.4
4.2m T.P.
GRASS
2.3
1.5
PROPOSED BRICK PAVER WALKWAY
HIGHVIEW CRESCENT
PROPOSED PARKING PAD WITH PERMEABLE MATERIAL
(2.6M x 5.9M)
.04mD TREE
1.6m T.P.
2.7
4.7
.7
.08mD TREE
.8
.07mD TREE
GRASS
CONCRETE SIDEWALK
PROPOSED BRICK PAVER
3.7
PRIVATE DRIVEWAY
No. 18
2.6 M PROPOSED RAMP
6.0m T.P.
1.0
1.05mD TREE
4.0
TORONTO TRANSPORTATION SERVICES
RIGHT OF WAY MANAGEMENT - OFF STREET PARKING
FRONT YARD PARKING
CHAPTER 918
F.Y.P. - 101336
NORTH
PARKING ON BLVD
0.0 M²
PRIVATE PROPERTY
STREET ALLOWANCE
AREA
%
CODE
REVISIONS
DATE
BY
TOTAL AREA 98.5 119.0
PAVED AREA 19.6 20 50% max 16.4 14 50% max
LANDSCAPED OPEN SPACE 78.7 80 50% min 102.6 86 50% min
50% LANDSCAPED OPEN SPACE REQUIRED 49.2 59.5
75% SOFT LANDSCAPING REQUIRED 36.9 44.6
SOFT LANDSCAPING AREA 56.4 114 75% min 99.3 167 75% min
DRAWN BY: G. PAVKOVIC
DATE: MAY 02, 2017
SCALE: 1:100

Attachment B - Photos of front yard at 15 Highview Crescent



