Front Yard Parking Appeal – 8 Norway Avenue

Date: February 3, 2017
To: Toronto and East York Community Council
From: Manager, Right of Way Management, Transportation Services
Toronto and East York District
Wards: Ward 32 – Beaches-East York

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 8 Norway Avenue for front yard parking. Front yard parking at this location is not recommended because it does not meet the landscaping 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

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

1. Deny the request for front yard parking at 8 Norway Avenue.

FINANCIAL IMPACT

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

The property owner of 8 Norway Avenue, a single family semi-detached home, 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 Attachment 'A' and digital photo of the property is 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:

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

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 December 2, 2016. A total of 44 ballots were received by voters, and 25 ballots (57%) were returned, of which 19 (76%) 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 Norway Avenue is authorized on the odd side, within permit parking area 9C, with 4319 spaces, of which 3750 permits have been issued. In this block there are 14 spaces and 19 permits (136%) have been issued to residents on the block.
As of January 24, 2017, there is one on-street parking permit registered to this address.

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

On this portion of Norway Avenue, between Woodbine Avenue and Elmer Avenue, there are 13 properties licensed for front yard parking. One of these properties is licensed for two vehicles.

There is no 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 a tree.

**Alternate Recommendation**

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., setback).

Should Community Council decide to grant the appeal for front yard parking at 8 Norway Avenue, it could recommend that:

1. the parking area be a minimum of 2.2 metres and not exceed 2.4 metres and a minimum of 5.3 metres in length;

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

3. the applicant disconnect any downspouts, if feasible, or seek an exemption from Toronto Water in accordance with the requirements in Chapter 681-11(S);

4. the applicant provide the landscape features substantially in accordance with the plan as indicated in Attachment 'A', attached to the report dated February 3, 2017, from the Manager, Right of Way Management, Transportation Services, to the satisfaction of the General Manager of Transportation Services; and

5. 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

Attachment 'A' - sketch
Attachment 'B' - photo
Attachment B - Photo of front yard at 8 Norway Avenue