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 90 Wheeler 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 and the Code does not permit the licensing of front yard parking pad where on-street permit parking is authorised on the opposite side of the street and is less than 90% allocated. 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. Toronto and East York Community Council deny the request for front yard parking at 90 Wheeler Avenue.

FINANCIAL IMPACT

There is no financial impact resulting from the adoption of the recommendations in this report.
The property owner of 90 Wheeler Avenue, a single family 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 Attachment 'A', a digital photo of the property is shown on Attachment ‘B’ and the applicants landscape proposal is shown on Attachment '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 opposite side of the street and is less than 90% allocated;
- 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:

- permit parking is permitted on the opposite side of the street and is less than 90% allocated;
- the landscape open space requirement cannot be provided on both private property and the City boulevard; and
- the soft landscaping requirement cannot be provided on private property.

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 May 19, 2017. A total of 127 ballots were received by voters, and 67 ballots (53%) were returned, of which 55 (82%) 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 Wheeler Avenue is authorized on the odd side, within permit parking area 9C, with 4,319 spaces, of which 3,693 permits issued. In this block there are 65 spaces and 55 permits (85%) have been issued to residents on the block.

As of October 20, 2017, there is no on-street parking permit registered to this address.

Ramping is not required as there is an existing permanent ramp servicing the mutual driveway which will be used to service the proposed parking and additional ramping will not be permitted.

On this portion of Wheeler Avenue, between Queen Street East and Norway Avenue, there are 55 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 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., setback.).

Should Community Council decide to grant the appeal for front yard parking at 90 Wheeler Avenue, it could recommend that:

1. the parking area be 2.2 metres in width and be 5.3 metres in length;

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 Attachment 'C', attached to the report dated October 20, 2017, from the Manager, Right of Way Management, Transportation Services, 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

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SIGNATURE

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Andre Filippetti
Manager, Right of Way Management

ATTACHMENTS

Attachment 'A' – Sketch of proposed parking pad
Attachment 'B' – Photo of front yard
Attachment 'C' – Applicant landscape proposal

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