Front Yard Parking Appeal – 74 Scarboro Beach Boulevard

Date: October 20, 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 74 Scarboro Beach Boulevard for front yard parking. Front yard parking at this location is not recommended because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918 in that on-street is authorised on the same side of the street on an alternate side basis. 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 74 Scarboro Beach Boulevard.

FINANCIAL IMPACT

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

The property owner of 74 Scarboro Beach Boulevard, a single family semi-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', digital photo of the property is shown on Attachment 'B'.

COMMENTS

Applicable regulation
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 provision includes:

- prohibit front yard parking where permit parking is authorized on the same side of the street.

Reason for not approving
The property does not meet the above-noted criteria for the following reason:

- permit parking is permitted on the same side of the street on an alternating basis.

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 September 1, 2017. A total of 127 ballots were received by voters, and 62 ballots (49%) were returned, of which 42 (68%) 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 Scarboro Beach Boulevard is authorized on an alternate side basis, within permit parking area 9D, with 950 spaces, of which 894 permits issued. In this block there are 40 spaces and 69 permits (172%) have been issued to residents on the block.
As of September 4, 2017, there are two on-street parking permits 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 Scarboro Beach Boulevard, between Hubbard Boulevard and Queen Street East, there are 15 properties licensed for front yard parking.

There is no tree fronting this location. A review of this application by Urban Forestry has determined that it would be feasible to plant 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 and landscaping.).

Should Community Council decide to grant the appeal for front yard parking at 74 Scarboro Beach Boulevard, 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 'A', 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

Nino Pellegrini, Supervisor, Right of Way Management
Telephone: 416-392-7564, Fax: 416-392-1058, E-mail: Nino.Pellegrini@toronto.ca

SIGNATURE

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Andre Filippetti
Manager, Right of Way Management

ATTACHMENTS

Attachment 'A' – Sketch showing the proposed parking area
Attachment 'B' – Photo of the front yard.

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Attachment 'A' – Sketch of front yard parking area – 74 Scarboro Beach Boulevard

TRANSPORTATION SERVICES DIVISION
TORONTO AND EAST YORK DISTRICT
RIGHT OF WAY MANAGEMENT – OFF STREET PARKING

FRONT YARD PARKING

CHAPTER 918

TOTAL PARKING AREA ON STREET ALLOWANCE: 9.3 m²

PRIVATE PROPERTY

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DRAWN BY: G. PAVKOVIC
DATE: JANUARY 04, 2017
SCALE: 1:100

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