TORONTO

REPORT FOR ACTION

Front Yard Parking Appeal – 186 Quebec Avenue

Date: December 13, 2017
To: Etobicoke York Community Council
From: Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards: Ward 13 – Parkdale-High Park

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 186 Quebec Avenue for front yard parking. Front yard parking at this location is not recommended because it does not meet the regulations of the City of Toronto Municipal Code Chapter 918 in that the Code does not permit the licensing of a front yard parking pad where on street permit parking is authorized on the same side of the street and the installation of the ramp will result in the loss of one on street permit parking space. 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 186 Quebec Avenue.

FINANCIAL IMPACT

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

DECISION HISTORY

The property owners of 186 Quebec Avenue, a single family detached home, submitted an application for front yard parking at this location. This application along with a similar application from 188 Quebec Avenue is to use a single ramp to service the proposed front yard parking spaces at both properties. The applicants were advised that the property was not eligible for front yard parking because it did not meet the regulations of the City of Toronto Municipal Code Chapter 918. The applicants 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' and the applicant's landscape proposal is shown on Attachment 'C'.

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 and the installation of the permanent ramp results in the loss of an on-street permit parking space.

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 and the installation of a permanent ramp to service the proposed parking spaces will result in the loss of one on-street permit parking space.

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 November 17, 2017. A total of 121 ballots were received by voters, and 47 ballots (39%) were returned, of which 30 (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 Quebec Avenue is authorized on the even side, within permit parking area 1B, with 1,162 spaces, of which 834 (72%) permits issued. In this block there are 24 spaces and 18 permits (75%) have been issued to residents on the block.

As of December 08, 2017, there is one on-street parking permit registered to both addresses.

The installation of a permanent ramp to service both parking spaces at 186 and 188 Quebec Avenue will result in the loss of one on-street permit parking space.

On this portion of Quebec Avenue, between Glenlake Avenue and Glendonwynne Road, there are thirteen 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 these properties are 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 186 Quebec Avenue, 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 5.9 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 'C', attached to the report dated December 13, 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

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

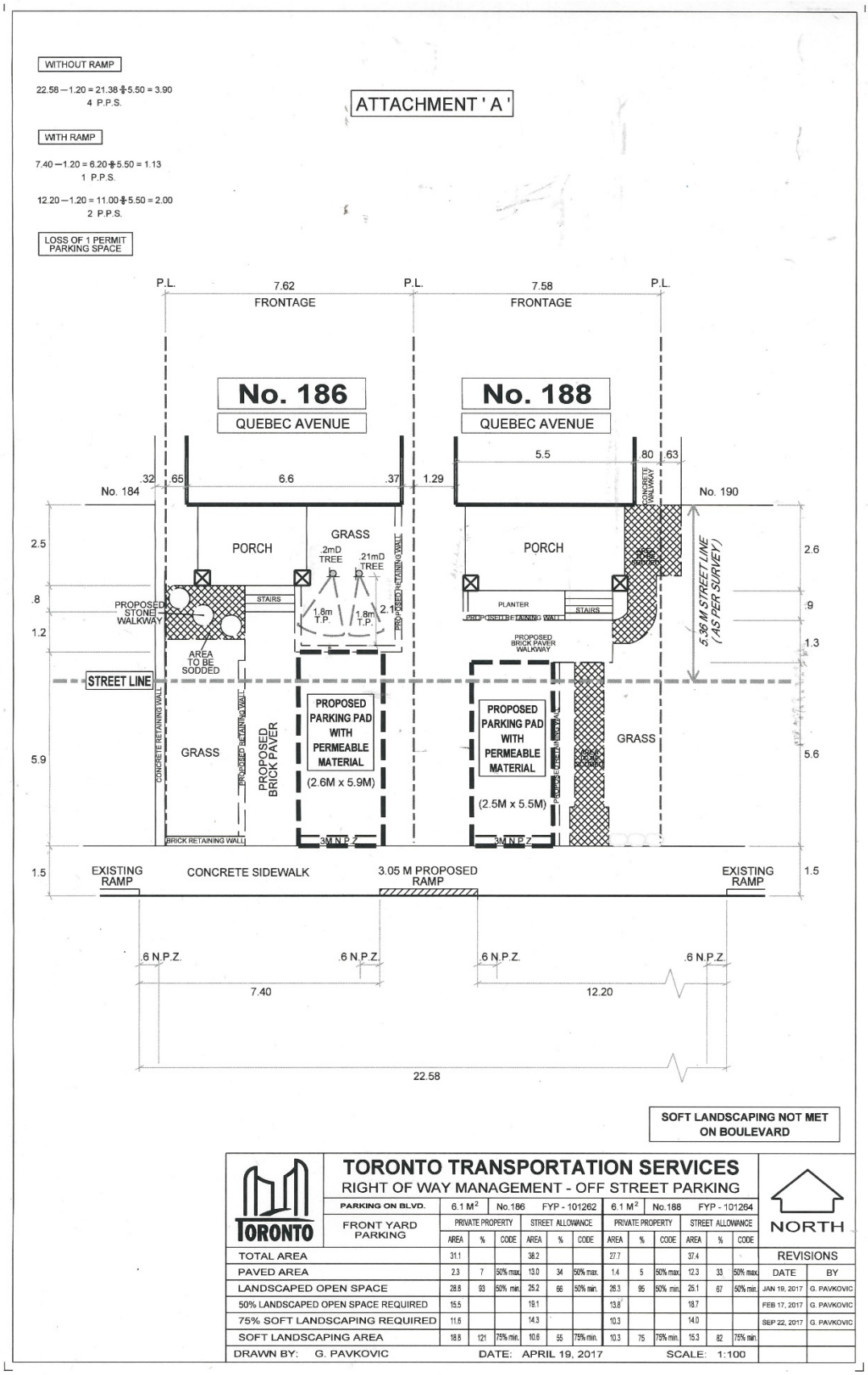
SIGNATURE

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Andre Filippetti
Manager, Right of Way Management

ATTACHMENTS

Attachment 'A' – A sketch of the proposed front yard parking pads
Attachment 'B' – A photo of the front yard
Attachment 'C' - Applicant’s landscape proposal

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TORONTO TRANSPORTATION SERVICES
RIGHT OF WAY MANAGEMENT - OFF STREET PARKING

NORTH

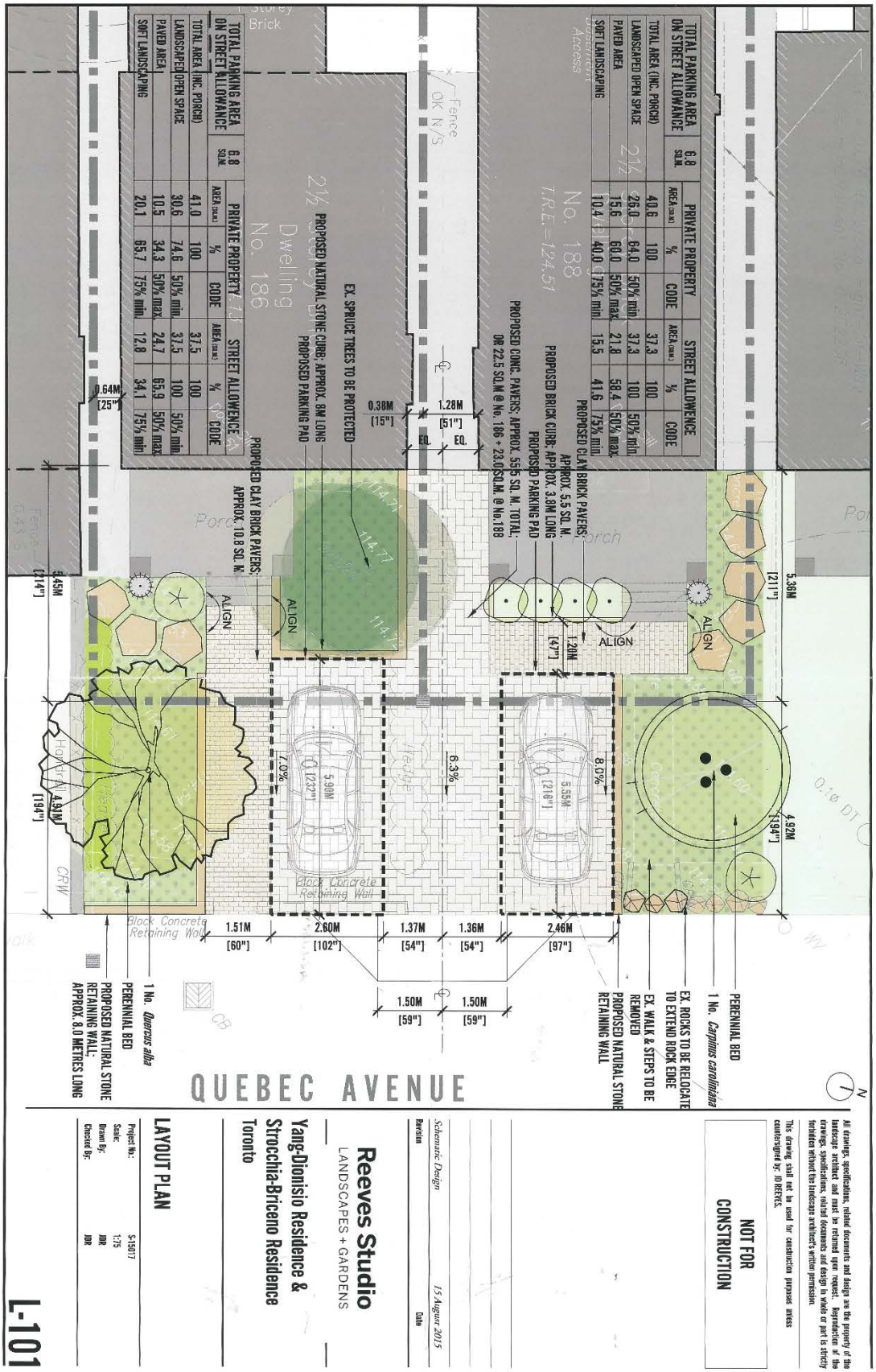
PARKING ON BLVD.	6.1 M²	No.186	FYP - 101262			6.1 M²	No.188	FYP - 101264			
FRONT YARD PARKING	PRIVATE PROPERTY			STREET ALLOWANCE			PRIVATE PROPERTY			STREET ALLOWANCE		
	AREA	%	CODE	AREA	%	CODE	AREA	%	CODE	AREA	%	CODE
TOTAL AREA	31.1			36.2			27.7			37.4		
PAVED AREA	2.3	7	50% max.	13.0	34	50% max.	1.4	5	50% max.	12.3	33	50% max.
LANDSCAPED OPEN SPACE	28.8	93	50% min.	25.2	66	50% min.	26.3	95	50% min.	25.1	67	50% min.
50% LANDSCAPED OPEN SPACE REQUIRED	15.5			19.1			13.8			18.7		
75% SOFT LANDSCAPING REQUIRED	11.6			14.3			10.3			14.0		
SOFT LANDSCAPING AREA	18.8	121	75% min.	10.6	55	75% min.	10.3	75	75% min.	15.3	82	75% min.

REVISIONS	
DATE	BY
JAN 19, 2017	G. PAVKOVIC
FEB 17, 2017	G. PAVKOVIC
SEP 22, 2017	G. PAVKOVIC

DRAWN BY: G. PAVKOVIC DATE: APRIL 19, 2017 SCALE: 1:100

Attachment 'B' – Photo of the front yard – 186 Quebec Avenue




TOTAL PARKING AREA ON STREET ALLOWANCE
6.8 SQ.M.
PRIVATE PROPERTY
STREET ALLOWENCE
AREA (SQ.M.) | % | CODE | AREA (SQ.M.) | % | CODE
TOTAL AREA (INC. PORCH) 40.6 100 37.3 100
LANDSCAPED OPEN SPACE 26.0 64.0 50% min 37.3 100 50% min
PAVED AREA 15.6 60.0 50% max. 21.8 58.4 50% max.
SOFT LANDSCAPING 10.4 40.0 75% min. 13.5 41.6 75% min.
TOTAL PARKING AREA ON STREET ALLOWANCE
6.8 SQ.M.
PRIVATE PROPERTY
STREET ALLOWENCE
AREA (SQ.M.) | % | CODE | AREA (SQ.M.) | % | CODE
TOTAL AREA (INC. PORCH) 41.0 100 37.5 100
LANDSCAPED OPEN SPACE 30.6 74.6 50% min. 37.5 100 50% min
PAVED AREA 10.5 34.3 50% max. 24.7 65.9 50% max.
SOFT LANDSCAPING 20.1 65.7 75% min. 12.8 34.1 75% min.
Stucco
Brick
Dwelling
No. 186
No. 188
Access
Fence
OK N/S
EX. SPRUCE TREES TO BE PROTECTED
PROPOSED NATURAL STONE CURB; APPROX. 8M LONG
PROPOSED PARKING PAD
PROPOSED CLAY BRICK PAVERS; APPROX. 10.8 SQ. M.
PROPOSED CLAY BRICK PAVERS; APPROX. 5.5 SQ. M.
PROPOSED BRICK CURB; APPROX. 3.9M LONG
PROPOSED PARKING PAD
PROPOSED CONC. PAVERS; APPROX. 555 SQ. M. TOTAL
OR 22.5 SQ.M @ No. 186 + 23.0SQ.M. @ No.188
0.38M [15"]
1.28M [51"]
EQ.
EQ.
0.64M [25"]
3.45M [114"]
4.31M [194"]
5.36M [211"]
4.92M [194"]
1.20M [47"]
ALIGN
ALIGN
ALIGN
ALIGN
7.0%
6.3%
8.0%
5.90M [232"]
5.55M [218"]
Block Concrete Retaining Wall
Block Concrete Retaining Wall
1.51M [60"]
2.60M [102"]
1.37M [54"]
1.36M [54"]
2.46M [97"]
1.50M [59"]
1.50M [59"]
QUEBEC AVENUE
1 No. Quercus alba
PERENNIAL BED
PROPOSED NATURAL STONE RETAINING WALL; APPROX. 8.0 METRES LONG
PERENNIAL BED
1 No. Carpinus caroliniana
EX. ROCKS TO BE RELOCATE TO EXTEND ROCK EDGE
EX. WALK & STEPS TO BE REMOVED
PROPOSED NATURAL STONE RETAINING WALL
All drawings, specifications, related documents and design are the property of the landscape architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or part is strictly forbidden without the landscape architect's written permission.
This drawing shall not be used for construction purposes unless countersigned by 10 REEVES.
NOT FOR CONSTRUCTION
Schematic Design 15 August 2015
Revision Date
Reeves Studio
LANDSCAPES + GARDENS
Yang-Dionisio Residence &
Strocchia-Briceno Residence
Toronto
LAYOUT PLAN
Project No: S-15077
Scale: 1:75
Drawn By: JDR
Checked By: JDR
L-101