

Front Yard Parking Appeal – 30 Mc Cord Road

Date: January 26, 2018
To: Toronto and East York Community Council
From: Manager, Right of Way Management, Transportation Services
Toronto and East York District
Wards: Ward 22 – St. Paul's

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 30 Mc Cord Road for front yard parking. Front yard parking at this location is not recommended because the City of Toronto Municipal Code Chapter 918 does not permit the licensing of a front yard parking pad where the landscaping requirements cannot be accommodated. 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 30 Mc Cord Road.

FINANCIAL IMPACT

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

DECISION HISTORY

The property owner of 30 Mc Cord Road, 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:

- 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 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 September 19, 2017. A total of 58 ballots were received by voters, and 32 ballots (55%) were returned, of which 29 (90%) 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

This property is not located within a permit parking area.

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 Mc Cord Road, between Millwood Road and Davisville Avenue, there are four properties licensed for front yard parking.

There is a tree fronting the adjacent semi-detached dwelling at 28 Mc Cord Road. 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. Urban Forestry has determined that it would be feasible to plant an additional small tree or tree shrub at the front 5.5m away from the existing 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 30 Mc Cord Road, it could recommend that:

1. the parking area be 2.2 metres in width and be 5.3 in length;
2. the applicant shall submit an application to injure or remove trees to Urban Forestry, as per City of Toronto Municipal code Chapter 813, Article II;
3. the applicant contact Urban Forestry in order 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 January 26, 2018, 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

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

SIGNATURE

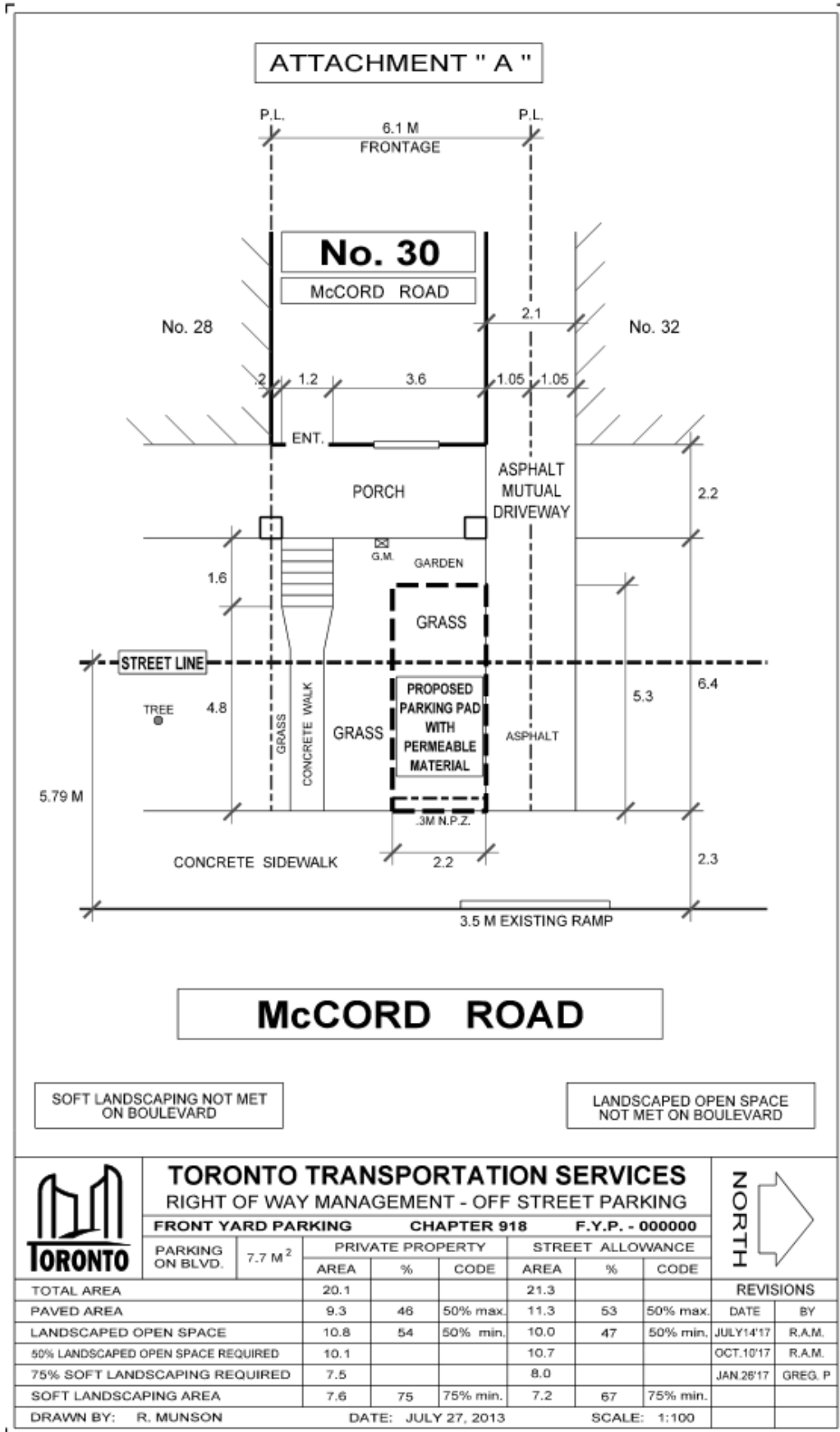
Andre Filippetti
Manager, Right of Way Management

ATTACHMENTS

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

P:\2018\Cluster B\TRA\Toronto and East York District\ROW\Te2018013.te.row.docx

Attachment A - Front yard parking proposal – 30 Mc Cord Road



Attachment B – Photo of the front yard – 30 Mc Cord Road

