

## **Front Yard Parking Appeal – 19 Le May Road**

**Date:** December 13, 2018  
**To:** North York Community Council  
**From:** Manager, Right of Way Management, Transportation Services  
Toronto and East York District  
**Wards:** 15 (Don Valley West)

### **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 19 Le May Road 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 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. 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. North York Community Council deny the request for front yard parking at 19 Le May Road.

### **FINANCIAL IMPACT**

---

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

## **DECISION HISTORY**

---

This report was previously given consideration at Toronto and East York on May 2, 2018 as it was previously located in Ward 22. The decision was to defer the appeal indefinitely. The applicant has requested that the appeal be reopened for resolution.

The property owner of 19 Le May 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:

- 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.

### **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 February 27, 2018. A total of 54 ballots were received by voters, and 38 ballots (70%) were returned, of which 21 (55%) 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 Le May Road is authorized on both sides, on a street name basis, with 27 spaces, of which 27 permits (100%) have been issued to residents on the block as of June 14, 2018.

As of December 13, 2018, there is one on-street parking permit registered to 19 Le May Road.

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 Le May Road, between Davisville Avenue and Millwood Road, there are two properties licensed for front yard parking.

There is no tree fronting this location. A review of this application by Urban Forestry has determined that there is no suitable planting site for a tree if the parking pad was approved for construction. Urban forestry does not support the parking pad proposal because it will preclude the planting of a city tree in front of this address and would result in the loss of green space and soil volume required to support the planting site.

## **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 19 Le May Road, it could recommend that:

1. the parking area be a 2.2 metres in width and 5.3 metres in length as per Attachment A;
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 December 13, 2018, 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**

---

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

## **SIGNATURE**

---

---

Andre Filippetti  
Manager, Right of Way Management

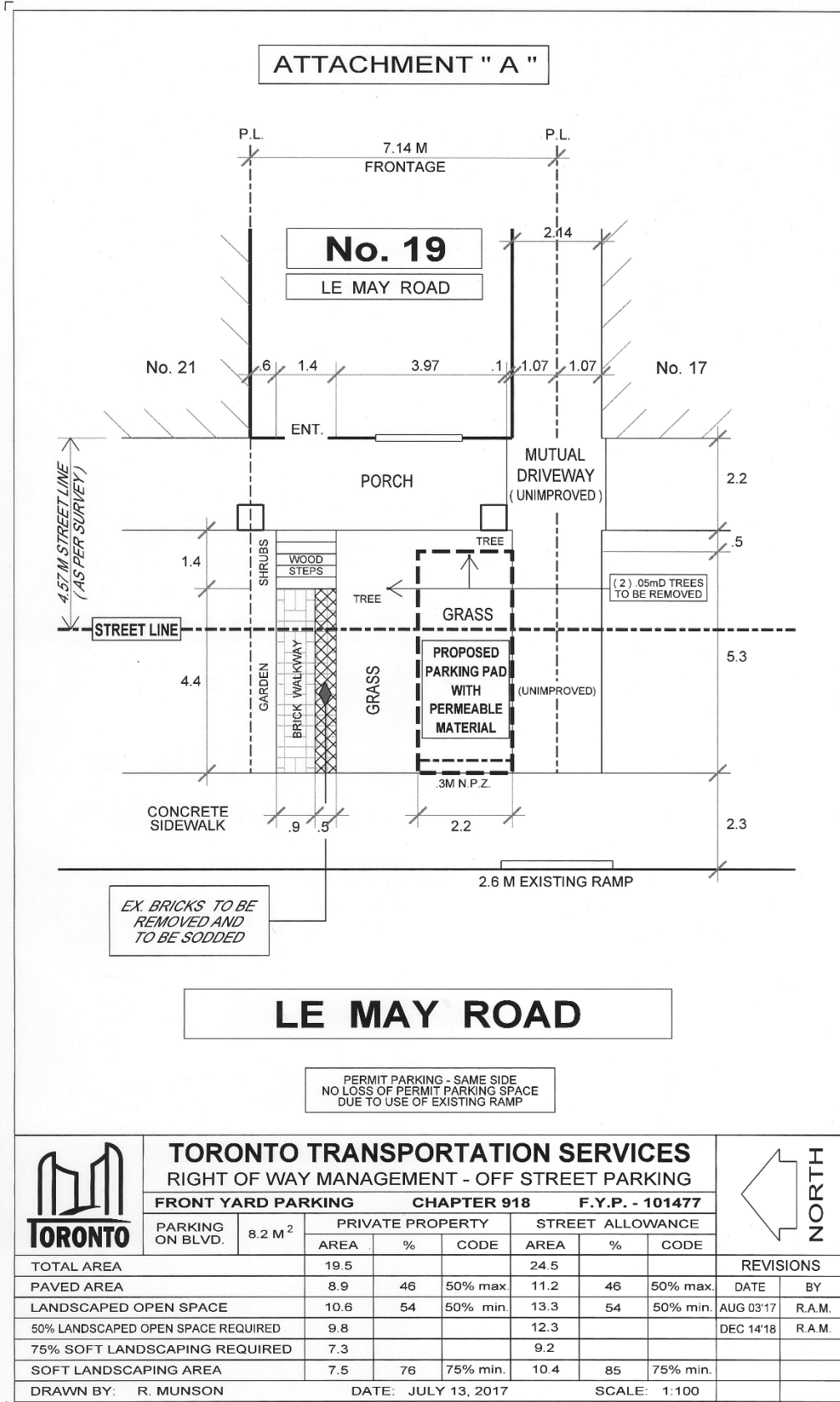
## **ATTACHMENTS**

---

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

P:\2019\Cluster B\TRA\North York District\ROW\ny19010.te.row.docx

# Attachment 'A' - Front yard parking proposal – 19 Le May Road



Attachment 'B' – Photo of the front yard – 19 Le May Road

