

Front Yard Parking Appeal – 42 Bellhaven Road

Date: June 25, 2018
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 42 Bellhaven Road for front yard parking. Front yard parking at this location is not recommended because it does not meet the City of Toronto Municipal Code Chapter 918 in that the Code does not permit the licensing of a front yard parking pad where the landscaping requirements cannot be provided. 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 42 Bellhaven Road.

FINANCIAL IMPACT

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

DECISION HISTORY

The property owner of 42 Bellhaven Road, 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' and a digital photo of the property is shown on Attachment 'B'.

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:

- 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 private property and the City boulevard; and
- the soft landscaping requirement cannot be provided on private property and 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 April 11, 2018. A total of 57 ballots were received by voters, and 42 ballots (74%) were returned, of which 37 (88%) 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 Bellhaven Road is authorized on the odd side, within permit parking area 9B, with 766 spaces, of which 735 permits issued. In this block there are ten spaces and 24 permits (240%) have been issued to residents on the block.

As of June 25, 2018, there is one 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 Bellhaven Road, between Wrenson Road and Duvernnet Avenue, there are five properties licensed for front yard parking.

A review of this application by Urban has determined that a parking pad in this location would result in the loss of green space and soil volume. There is no tree in the front yard at this location. Urban Forestry has also determined that there is no suitable planting site for a tree.

Alternate Recommendations

Should Community Council decide to grant the appeal for front yard parking at 42 Bellhaven Road, it could recommend that:

1. the parking area be 2.2 metres in width and a minimum of 5.3 metres and not exceed 5.6 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 June 25, 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

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SIGNATURE

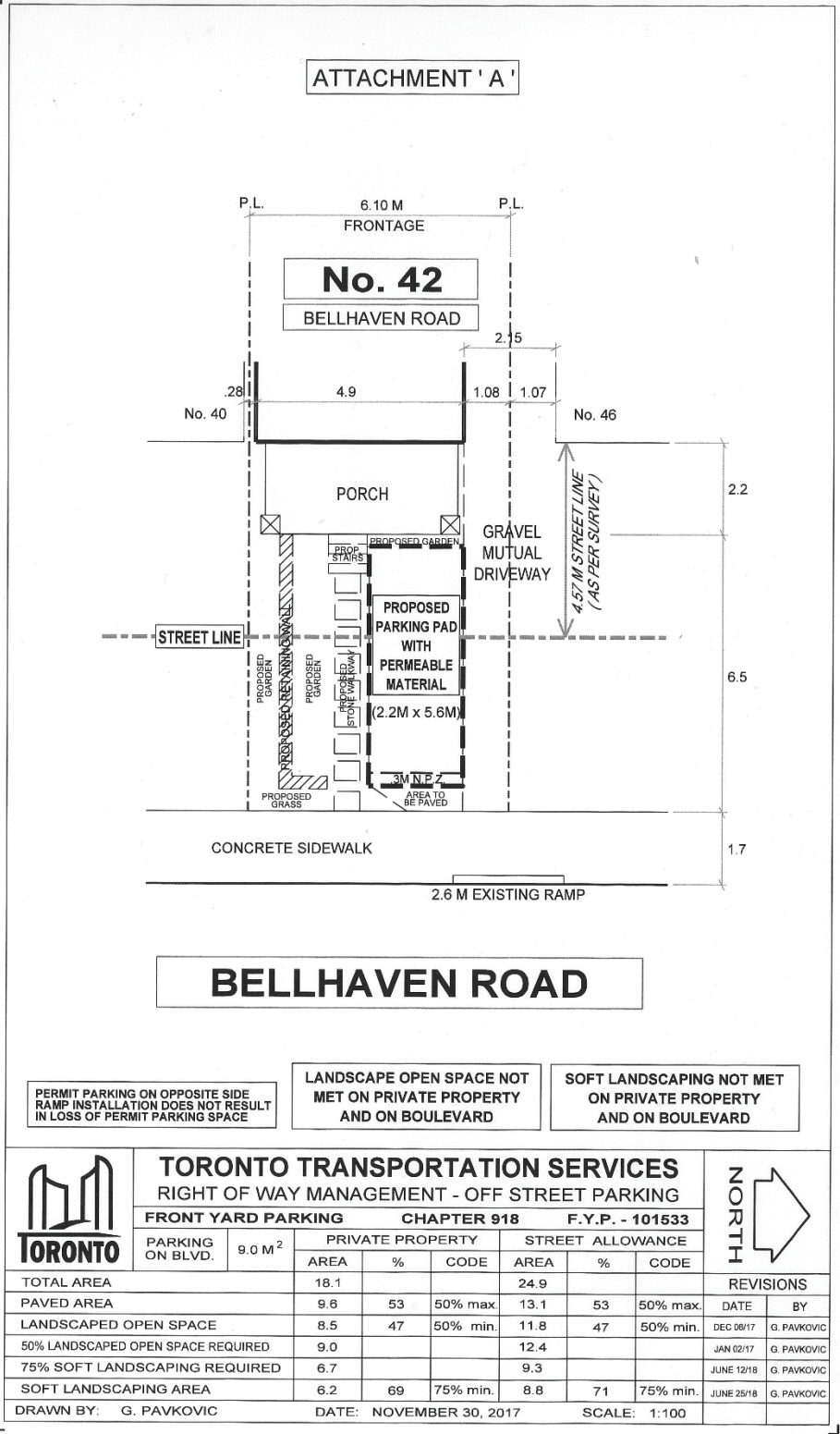
Andre Filippetti
Manager, Right of Way Management

ATTACHMENTS

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

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Attachment 'A' - Front yard parking proposal – 42 Bellhaven Road



Attachment 'B' – Photo of the front yard – 42 Bellhaven Road

