

Front Yard Parking Appeal – 165 Wallace Avenue

Date: June 8, 2018
To: Toronto and East York Community Council
From: Manager, Right of Way Management, Transportation Services
Toronto and East York District
Wards: Ward 18 - Davenport

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 165 Wallace Avenue for front yard parking. Front yard parking at this location is not recommended because it does not meet the criteria 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 the result of the neighbourhood poll was negative. 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 165 Wallace Avenue; and
2. Request that the owner install barriers to prevent the unauthorized parking to the satisfaction of the General Manager of Transportation Services, as indicated in Attachment 'C', attached to the report dated June 8, 2018, from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

FINANCIAL IMPACT

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

DECISION HISTORY

The property owner of 165 Wallace Avenue, a single family semi-detached home 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', and a sketch showing the installation of barriers 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:

- a formal poll be conducted to determine whether there is neighbourhood support for the application and that such poll has a favourable result.

Reason for not approving

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

- negative poll results.

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 March 16, 2018. A total of 83 ballots were received by voters, and 17 ballots (20%) were returned, of which 15 (88%) were favourable to the application. The poll did not meet the minimum response rate since less than 25% of the ballots mailed out were returned, therefore the poll is deemed to be a negative poll.

Other Factors

Permit parking on Wallace Avenue is authorized on the odd side, within permit parking area 3H, with 858 spaces, of which 674 permits issued. In this block there are four spaces and four permits (100%) have been issued to residents on the block.

As of June 08, 2018, there is one on-street parking permit registered to this address.

A permanent ramp installation to service the proposed parking space does not affect on street parking as the ramp is already in existence. Modifications to the ramp will be required to match the proposed location of the parking pad.

On this portion of Wallace Avenue, between St. Clarens Avenue and Emerson Avenue, there are three 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 provided that the excessive paving be removed and restored to soft landscaping as shown on Attachment 'A'.

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 165 Wallace Avenue, it could recommend that:

1. the parking area be a minimum of 2.2 metres in width and not exceed 2.4 metres and a minimum of 5.3 metres and not exceed 5.6 metres in length;
2. the applicant remove the existing brick paving and repave the parking area with semi-permeable paving materials, as indicated in Attachment 'A', attached to the report dated June 8, 2018, from the Manager, Right of Way Management, Transportation Services;
3. the applicant pay for the modification of the permanent ramp to service the parking space;
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 pay the enforcement fee of \$738.94 (HST included) since the parking pad was constructed prior to the submission of the an application;

6. the applicant provide the landscape features substantially in accordance with the plan as indicated in Attachment 'A', attached to the report dated June 8, 2018, from the Manager, Right of Way Management, Transportation Services, to the satisfaction of the General Manager of Transportation Services; and

7. 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

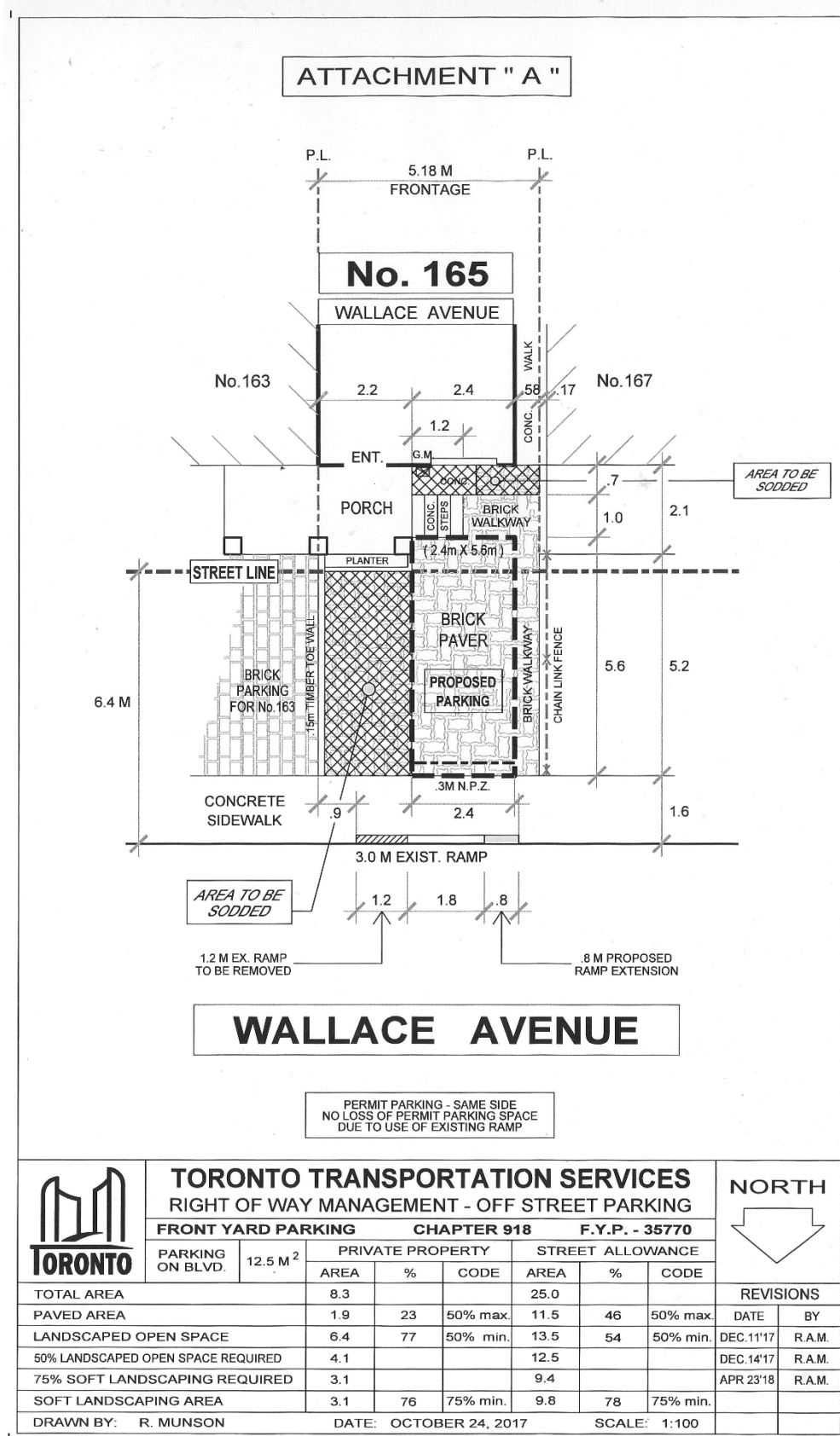
Andre Filippetti
Manager, Right of Way Management

ATTACHMENTS

Attachment 'A' – Sketch of the proposed front yard parking area
Attachment 'B' – Photo of the front yard
Attachment 'C' – Sketch showing barriers to be installed

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Attachment 'A' - Front yard parking proposal – 165 Wallace Avenue



Attachment 'B' – Photo of the front yard – 165 Wallace Avenue



Attachment 'C' – Location of planter barriers to be installed – 165 Wallace Avenue

