

Front Yard Parking Appeal – 75 Poplar Plains Crescent

Date: August 24, 2020
To: Toronto and East York Community Council
From: Manager, Permits & Enforcement – Parking and Administration,
Transportation Services
Wards: Ward 12 – Toronto-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 75 Poplar Plains Crescent for front yard parking. Front yard parking at this location is not recommended because it did not meet the polling requirement of the City of Toronto Municipal Code Chapter 918. The Code does not permit the licensing of a front yard parking pad where there is a negative poll result. The owner will be given an opportunity to make a deputation before Community Council.

RECOMMENDATIONS

The Manager, Permits & Enforcement – Parking and Administration, Transportation Services recommends that:

1. Toronto and East York Community Council deny the request for front yard parking at 75 Poplar Plains Crescent

FINANCIAL IMPACT

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

DECISION HISTORY

The property owner of 75 Poplar Plains Crescent, a single family detached home with a mutual driveway (to be released and abandoned if approved for front yard parking), 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 digital photos 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 formal poll be conducted to determine whether there is neighbourhood support for the application and that such poll has a favourable result.

Reasons 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 February 7, 2020. A total of 23 ballots were received by voters, and 16 ballots (70%) were returned, of which seven (44%) were favourable to the application. The poll did meet the minimum response rate but since the majority of ballots returned were opposed to the parking, the poll is deemed to be a negative poll.

Other Factors

This property is not located within a permit parking area.

A permanent ramp installation does not affect the on-street permit parking.

On this portion of Poplar Plains Crescent, between Poplar Plains Road and Rathnelly Avenue, there is one property licensed for front yard parking. This property is licensed for one vehicle.

A review of this application by Urban Forestry has determined that a Kentucky coffee tree scheduled to be planted once the Norway maple stump has been removed. The existing serviceberry shrubs are not considered trees, therefore not protected under the City of Toronto Municipal Code Chapter 813.

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 75 Poplar Plains Crescent, it could recommend that:

1. the parking area be 2.4 metres in width and 5.3 metres in length;
2. register the release and abandonment of the right-of-way/mutual driveway;
3. the applicant pay for the reinstatement of full curb for abandoned right-of-way/mutual drive;
4. the applicant pay for the installation of the permanent ramp to service the parking pad;
5. 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;
6. 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;
7. the applicant disconnect any downspouts, if feasible, or seek an exemption from Toronto Water in accordance with the requirements in Chapter 681-11(S);
8. the applicant provide the landscape features substantially in accordance with the plan as indicated in Attachment 'A', attached to the report dated August 24, 2020, from the Manager, Permits & Enforcement - Parking, Transportation Services, to the satisfaction of the General Manager of Transportation Services; and

9. 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

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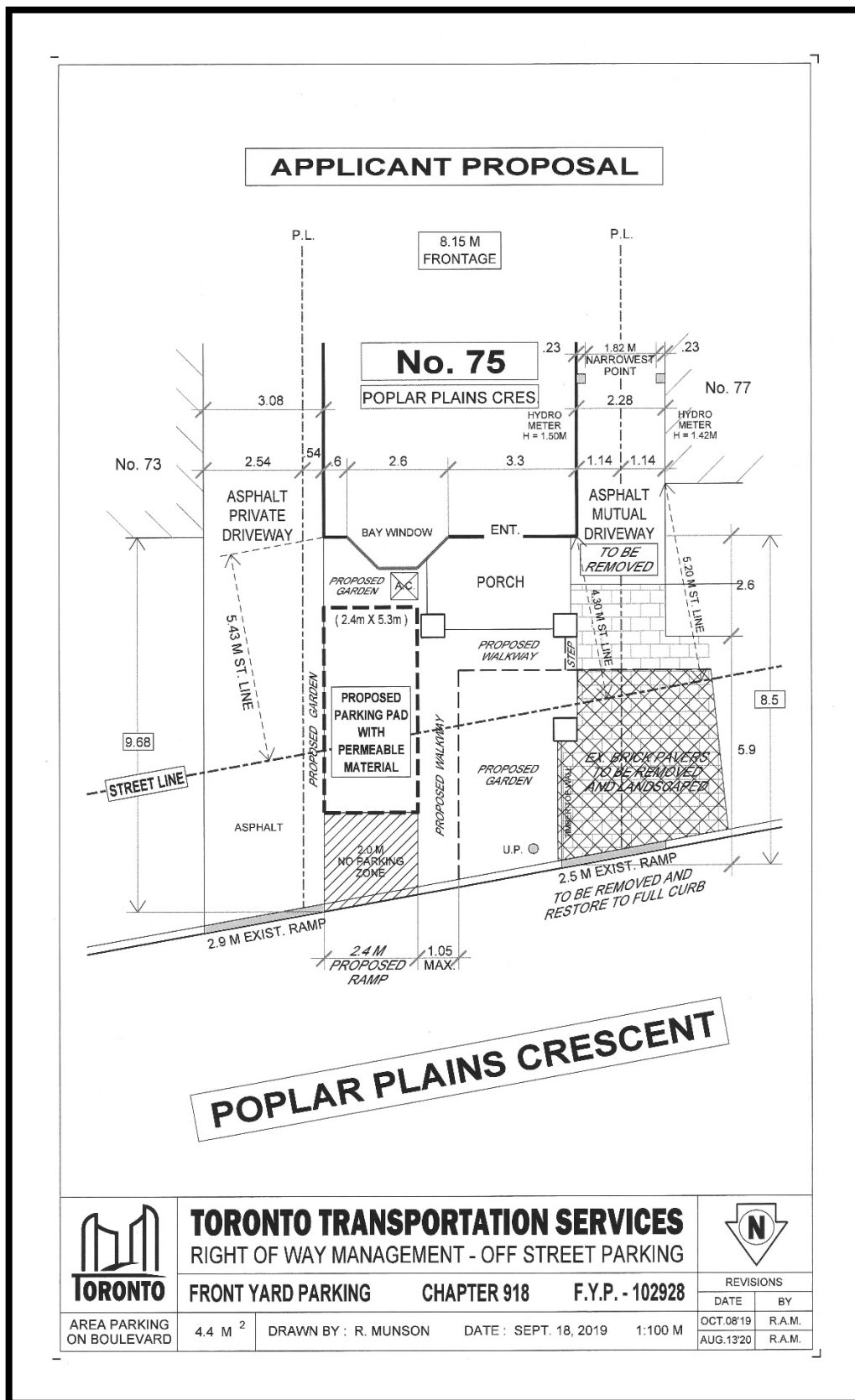
Manager, Permits and Enforcement – Parking and Administration, Transportation Services

ATTACHMENTS

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

Attachment 'B' – Photo of the front yard

Attachment A - Front yard parking proposal – 75 Poplar Plains Crescent



Attachment B – Photos of the front yard – 75 Poplar Plains Crescent



Frontage of 75 Poplar Plains Crescent (1)