

Front Yard Parking Appeal - 624 Davenport Road

Date: January 31, 2022
To: Toronto & East York Community Council
From: Director, Permits and Enforcement, 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 624 Davenport Road for front yard parking. Front yard parking at this location is not recommended because it does not meet the requirements of City of Toronto Municipal Code Chapter 918. Specifically, Code Chapter 918 does not permit the licensing of a front yard parking pad where there is a negative poll result. Therefore, staff do not recommend granting the appeal for front yard parking at 624 Davenport Road.

RECOMMENDATIONS

The Director, Permits and Enforcement, Transportation Services recommends that:

1. Toronto & East York Community Council not approve the request for front yard parking at 624 Davenport Road.
2. Toronto & East York Community Council require that to prevent unauthorized parking, the owner of 624 Davenport Road restore a section of the paved area to greenspace to the satisfaction of the General Manager of Transportation Services, as indicated in Attachment 3, attached to the report dated January 31, 2022 from the Director, Permits and Enforcement, Transportation Services.
3. Toronto & East York Community Council require the owner of 624 Davenport Road to pay for the removal of the unauthorized ramp and restoration of the full face curb.

FINANCIAL IMPACT

There are no financial impacts resulting from the adoption of the recommendations in this report.

DECISION HISTORY

The property owner of 624 Davenport Road 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 polling requirements of Code Chapter 918. The applicant subsequently submitted an appeal requesting further consideration of this proposal.

COMMENTS

The property owner of 624 Davenport Road submitted an application for front yard parking at this location on June 11, 2020. The applicant was advised that the property was not eligible for front yard parking because of a negative polling result.

The applicant subsequently submitted an appeal requesting further consideration of this request. The General Manager, Transportation Services does not have authority to issue a licence for front yard parking unless the application meets all of the criteria under Code Chapter 918.

A drawing of the request for front yard parking is shown in Attachment 1 and a digital photo of the property is shown in Attachment 2.

Polling Results

In accordance with Municipal Code Chapter 918, a poll was conducted to determine if there is support for the installation of front yard parking. Ballots were mailed out on June 28, 2021 to #607-#633 and #592-#652 Davenport Road, with the last day for filing a response being July 27, 2021. A poll will be considered valid when at least 25 percent of the ballots mailed have been returned to the City Clerk. In order for a poll to be deemed positive, 50 percent plus one of returned ballots must be in favour of the request. Twenty-one (21) ballots were returned which represents a response rate of 24.7 percent. Table 1 summarizes the level of support for the installation of front yard parking at this location.

Table 1: Poll Results - Support for Front Yard Parking at 624 Davenport Road

Response Type	Number of ballots	Percentage
In Favour	18	85.7%
Opposed	2	9.5%
Spoiled Ballot	1	4.8%

The poll did not meet the minimum response rate since less than 25 percent of the ballots mailed out were returned, therefore the poll is deemed to be a negative poll.

Other Factors

Permit parking on Davenport Road is authorized on the odd side, within permit parking area 5B, with 385 spaces of which there are 208 permits issued. In this block there are 10 spaces and 7 permits (70%) that have been issued to residents on the block.

As of January 14, 2022, there are no on-street parking permit(s) registered to this address.

The existing garage was converted to living space. The driveway is now considered obsolete and must be restored to soft landscaping within the boulevard, and the curb cut to a full faced curb at no cost to the City.

A drawing showing the area of paving to be removed is shown in Attachment 3.

If front yard parking is approved for this location, the existing curb cut can be maintained to access the parking pad and additional ramping would not be required.

Alternate Recommendations

If, despite the findings above, Toronto & East York Community Council decides to authorize front yard parking at 624 Davenport Road, it may approve the following:

1. Toronto & East York Community Council direct the General Manager of Transportation Services to approve the request for front yard parking at 624 Davenport Road, with the following conditions:

a. that the parking area be a minimum of 2.2 metres in width and not exceed 2.2 metres and a minimum of 5.3 metres and not exceed 5.3 metres in length;

b. that the applicant remove the existing concrete and repave the parking area with semi-permeable paving materials, as indicated in Attachment 1, attached to the report dated January 31, 2022 from the Director, Permits and Enforcement, Transportation Services;

c. that the applicant disconnect any downspouts, if feasible, or seek an exemption from Toronto Water in accordance with the requirements in Chapter 681-11(S);

d. that the applicant provide the landscape features substantially in accordance with the plan as indicated in Attachment 1, attached to the report dated January 31, 2022 from the Director, Permits and Enforcement, Transportation Services, to the satisfaction of the General Manager of Transportation Services; and

e. that the applicant pay all applicable fees and comply with all other criteria set out under City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards.

The Ward Councillor has been advised of the recommendation in this report.

CONTACT

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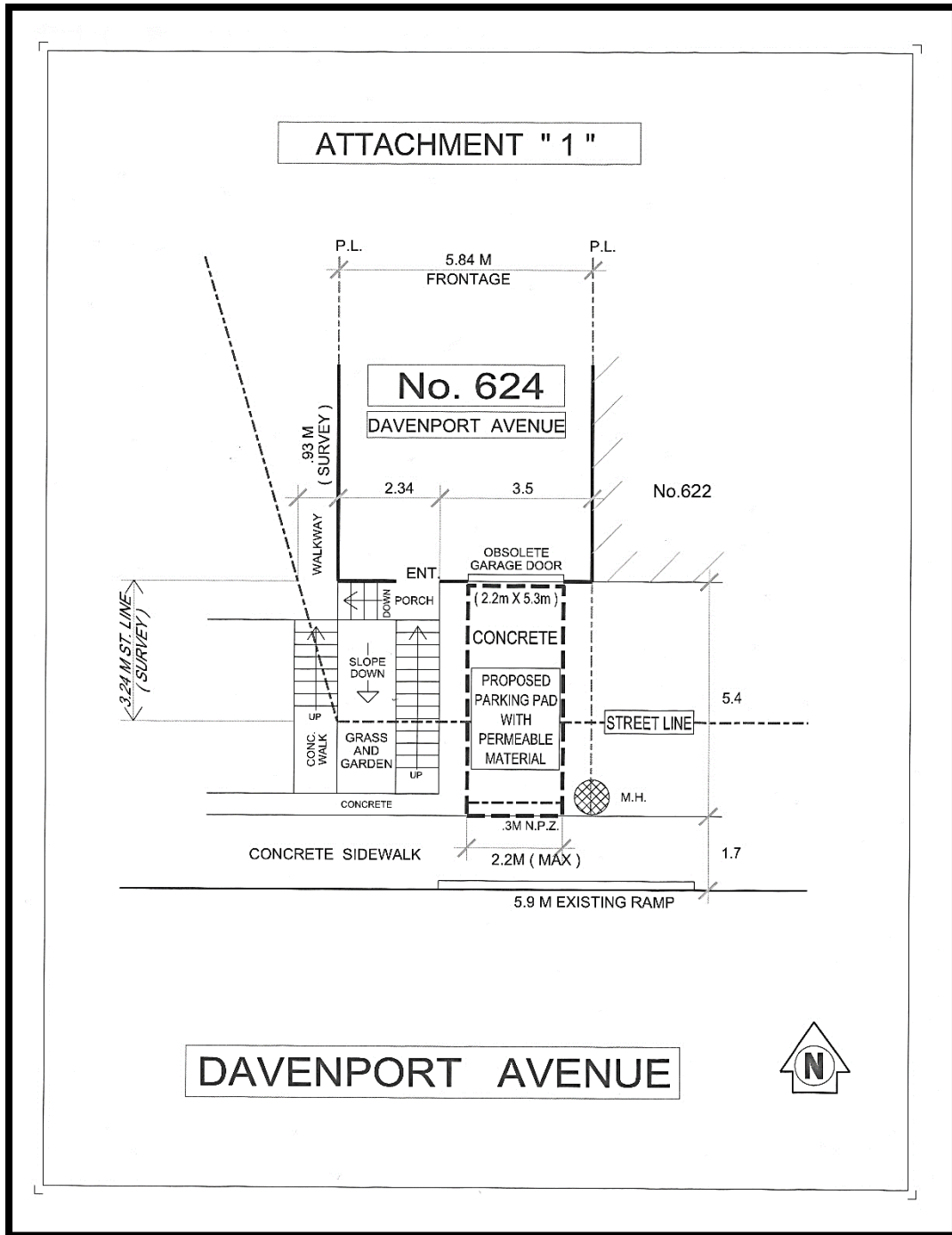
SIGNATURE

David J. Twaddle, CET
Director, Permits and Enforcement, Transportation Services

ATTACHMENTS

Attachment 1: Applicant's drawing of the requested Front Yard Parking area
Attachment 2: Photo of the front yard
Attachment 3: Drawing showing area to be restored to greenspace

Attachment 1: Applicant's Drawing of the Requested Front Yard Parking Area



Attachment 2: Photo of the Front Yard



Attachment 3: Drawing Showing Area to be Restored to Greenspace

