

Front Yard Parking Appeal – 226 Hillside Avenue East

Date: December 15, 2016
To: Toronto and East York Community Council
From: Manager, Right of Way Management, Transportation Services
Toronto and East York District
Wards: Ward 22 – 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 226 Hillside Avenue East for front yard parking. Front yard parking at this location is not recommended because it does not meet the tree clearance requirement of the City of Toronto Municipal Code Chapter 918. 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 Toronto and East York Community Council:

1. Deny the request for front yard parking at 226 Hillside Avenue East; 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 December 15, 2016, 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 226 Hillside Avenue East, 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 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 provision includes:

- the requirements of the City of Toronto Municipal Code Chapter 813, Trees, are complied with; a minimum clearance of 4.2 metres from the base of the tree is required.

Reasons for not approving

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

- the paved area for the parking pad does not provide the required clearance from the existing tree.

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 November 9, 2016. A total of 82 ballots were mailed out, and 36 ballots (44%) were returned, of which 30 (83%) 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

This property is not located within a permit parking area.

Ramping is not required as there is an existing permanent ramp servicing the mutual driveway which will be used to service the proposed parking. As additional ramping will not be required, on-street permit parking is not affected.

On this portion of Hillsdale Avenue East, between Redpath Avenue and Mount Pleasant Road, there are 22 properties licensed for front yard parking.

There is a tree fronting this location which is in close proximity to the parking space. A review of this application by Urban Forestry has determined that the proposal has a negative impact to the tree in question and Urban Forestry would not support the proposal. There is no suitable planting site for an additional tree.

Alternate Recommendation

While the property is not eligible for front yard parking because it does not meet the above-noted requirement of the Municipal Code, the property does meet the other physical requirement of the Code, (i.e., landscaping.).

Should Community Council decide to grant the appeal for front yard parking at 226 Hillsdale Avenue East, it could recommend that:

1. the parking area be a minimum of 2.2 metres in width and not exceed 2.6 metres and a minimum of 5.3 metres and not exceed 5.4 metres in length;
2. the applicant remove the existing asphalt and repave the parking area with semi-permeable paving materials, as indicated in Attachment 'A', attached to the report dated December 15, 2016, from the Manager, Right of Way Management, Transportation Services;
3. the applicant comply with any and all Urban Forestry requirements in accordance with the City of Toronto Tree Protection Policy and Specification for Construction Near Trees as construction is proposed within the tree protection zone;
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 provide the landscape features substantially in accordance with the plan as indicated in Attachment 'A', attached to the report dated December 15, 2016, from the Manager, Right of Way Management, Transportation Services, to the satisfaction of the General Manager of Transportation Services; and
6. 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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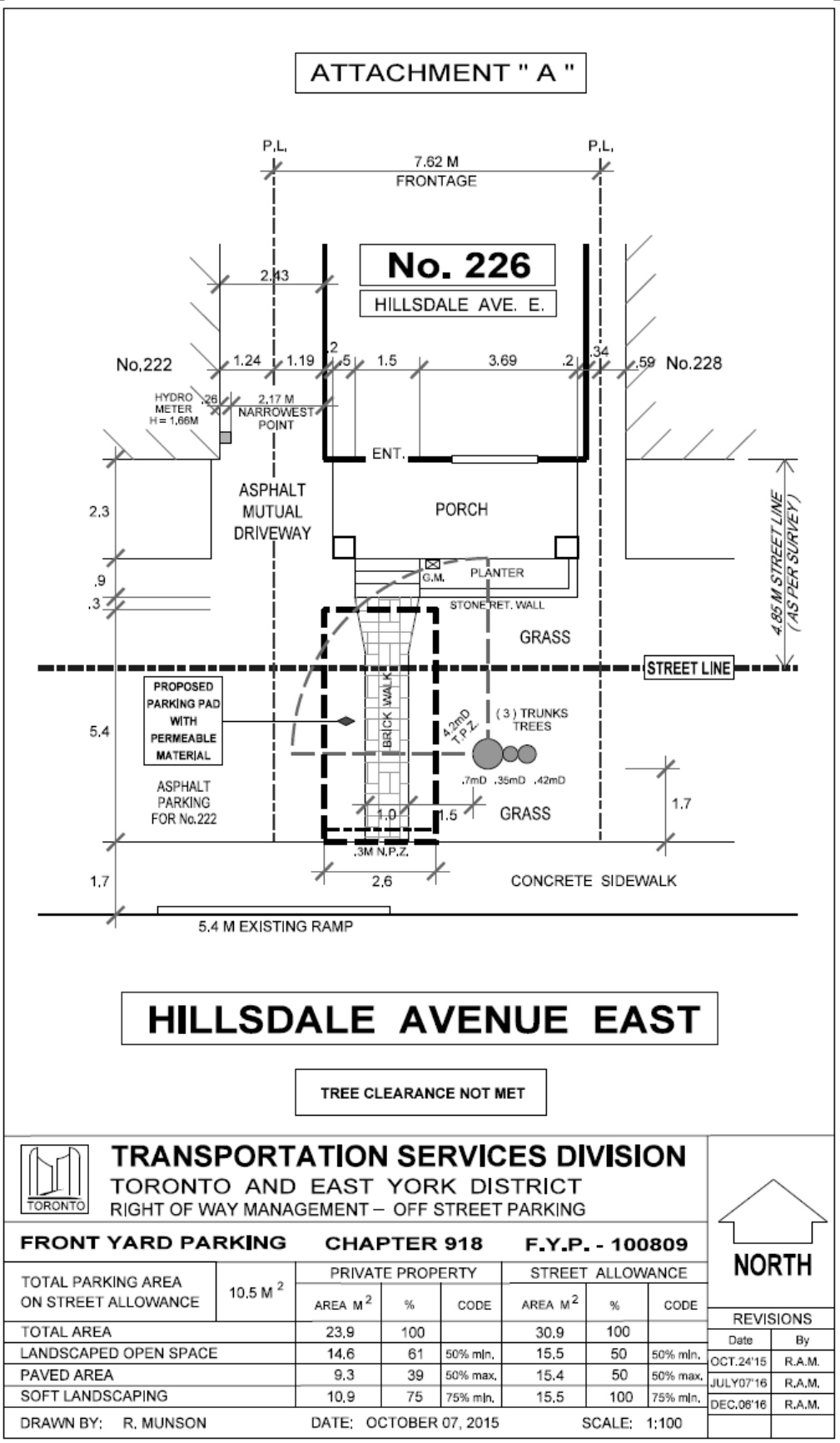
SIGNATURE

Andre Filippetti
Manager, Right of Way Management

ATTACHMENTS

Attachment 'A' - sketch
Attachment 'B' – photo
Attachment 'C' – Sketch showing the installation of barriers

Attachment A - Front Yard Parking Proposal – 226 Hillsdale Avenue East



Attachment B - Photo of front yard at 226 Hillsdale Avenue East



Attachment C – Installation of barriers at 226 Hillsdale Avenue East

