

Front Yard Parking - 130 Glen Manor Drive (East Toronto)

(City Council on December 14, 15 and 16, 1999, adopted this Clause, without amendment.)

The Toronto Community Council recommends that the application for front yard parking for two vehicles at 130 Glen Manor Drive be approved, subject to the applicant paying the applicable fees, and on condition that, should the driveway be replaced, it be done with appropriate materials, to the satisfaction of the Commissioner of Works and Emergency Services.

The Toronto Community Council submits the following communication (November 4, 1999) from the City Clerk:

At its meeting held on October 26 and 27, 1999, the Council of the City of Toronto adopted the following motion by Councillor Jakobek and Councillor Bussin:

“Whereas City Council at its meeting held on July 27, 28, 29 and 30, 1999, adopted, without amendment, Clause No. 52 of Report No. 11 of The Toronto Community Council, headed ‘Front Yard Parking - 130 Glen Manor Drive (East Toronto)’; and

Whereas staff of the Works and Emergency Services Department need clarification on the intentions of adopting the recommendations embodied therein;

Now Therefore Be it Resolved That, in accordance with Section 46 of the Council Procedural By-law, Clause No. 52 of Report No. 11 of The Toronto Community Council, headed ‘Front Yard Parking - 130 Glen Manor Drive (East Toronto)’, be re-opened for further consideration;

And Be it Further Resolved That Clause No. 52 of Report No. 11 of The Toronto Community Council, headed ‘Front Yard Parking - 130 Glen Manor Drive (East Toronto)’, be referred back to the Toronto Community for clarification required by staff.”

The Toronto Community Council also submits Clause 52 of Report No. 11 of the Toronto Community Council, titled “Front Yard Parking – 130 Glen Manor Drive (East Toronto)”:

(City Council on July 27, 28, 29 and 30, 1999, adopted this Clause, without amendment.)

The Toronto Community Council recommends that City Council approve the application for front yard parking for two vehicles at 130 Glen Manor Drive, subject to the applicant complying with Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code.

The Toronto Community Council submits the following report (July 12, 1999) from the Manager, Right of Way Management, Transportation Services, District 1, Works and Emergency Services:

Purpose:

To report on a request for an exemption from Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, to permit front yard parking for two vehicles, which does not meet the requirements of the Municipal Code. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Funding Sources, Financial Implications and Impact Statement:

Not applicable.

Recommendations:

The Toronto Community Council may recommend that:

- (1) City Council deny the request for an exemption from the by-law to permit front yard parking for two vehicles, at 130 Glen Manor Drive, as such a request does not comply with Chapter 400 of the former City of Toronto Municipal Code; and
- (2) City Council approve front yard parking for one vehicle, subject to:
 - (a) the applicant removing all existing concrete paving of the private driveway and restoring the area to soft landscaping, i.e. a planting area or sod;
 - (b) the maximum area to be paved for parking not exceeding 2.6 metres wide by 5.9 metres long; and
 - (c) the parking area being paved with semi-permeable paving materials, i.e. ecostone pavers or approved and equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services.

Background:

Councillor Tom Jakobek, in his communication dated June 22, 1999, together with a communication dated June 16, 1999 from Mr. Randy Wallace of Second Story Design Build Ltd., requested an exemption from the Municipal Code, on behalf of Mr. Mitchell Fenton, owner of 139 Glen Manor Drive, Toronto, Ontario M4E 2X6, to permit front yard parking for two vehicles at this location.

Comments:

The property has a private driveway which leads to an integral garage and partial car port at the side of the dwelling. The car port is situated approximately 18 metres from the back of the sidewalk, and the driveway can presently accommodate parking for 2 vehicles.

The owner has applied to and received approval from the Committee of Adjustments for a variance to convert the existing attached garage to habitable space.

The conversion of basement and integral garages is governed by Chapter 400 of the former City of Toronto Municipal Code. The current criteria of the Code permits the owner of the property to make an application for a front yard parking licence to allow parking for one vehicle on the existing driveway, provided the proposed parking area is made to comply with all other requirements of the front yard parking regulations, namely:

- (a) the number of licenced parking spaces is limited to one;
- (b) the size of the parking area does not exceed 2.6 metres wide by 5.9 metres long; and
- (c) the proposed parking area is paved with semi-permeable material in accordance with the alternative paving treatment specifications set out in § 400-88, Schedule XXXV, Part II.

Mr. Randy Wallace attended the office and enquired about the procedures for licensing the parking space. He was advised that the property would qualify for front yard parking for one vehicle subject to the approval from the Committee of Adjustments for the conversion of the garage, and subject to the following conditions:

- (a) the applicant will be required to remove all of the existing concrete paving of the private driveway and restore the area to soft landscaping, i.e. a planting area or sod;
- (b) the maximum area to be paved for parking is 2.6 metres wide by 5.9 metres long as measured from the back of the sidewalk; and
- (c) the parking area is to be paved using semi-permeable paving materials, i.e. ecostone pavers or approved and equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services.

I note that there has been no application submitted to this department for the licensing of the parking space.

Mr. Fenton wants to maintain the existing driveway and parking configuration and is therefore requesting parking for two vehicles within the limits of the existing driveway.

This existing driveway and parking configuration does not comply with the requirements of the Municipal Code, as follows:

- (a) the driveway is paved in concrete which is not a permeable paving treatment;

- (b) there are two parking spaces rather than the one space permitted at the front; and
- (c) the size of the parking is greater than the 2.6 m by 5.9 m permitted.

Notwithstanding that the criteria of the Code does not permit the licensing of two parking spaces, and the existing conditions of the driveway do not meet the physical requirements of the Code, the minimum landscaped open space and soft landscaping requirements meet the criteria of the Code.

Conclusions:

As the Code limits the licensing to one (1) parking space, and the existing paving is not in accordance to City specifications, this request should be denied by Council.

Contact Name and Telephone Number:

Nino Pellegrini, 392-7778

The Toronto Community Council also submits the following communication (July 8, 1999) from Councillor Jakobek:

I am writing to ask your indulgence to add a deputation to next week's Toronto Community Council. The matter deals with a front yard parking variance and should not take more than 5 minutes. There will only be one deputant.

I apologize for the short notice, however, I would appreciate it if this matter could be dealt with prior to Council's summer break.

Thank you for your consideration.