

Appeal - Front Yard Parking - 161 Grenadier Road (High Park)

(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 at 161 Grenadier Road be approved, subject to:

- (a) the maximum area to be paved for parking not exceeding 2.6 m wide by 5.9 m long;**
- (b) 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;**
- (c) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code; and**
- (d) the applicant planting a tree on the property to the satisfaction of the Commissioner of Economic Development, Culture and Tourism.**

The Toronto Community Council submits the report (November 16, 1999) from the Manager, Right of Way Management, Transportation Services, District 1:

Purpose:

To report on the applicant's appeal of staff's refusal of an application for front yard parking at 161 Grenadier Road, which does not meet the requirements of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) City Council deny the application for front yard parking at 161 Grenadier Road;
- OR
- (2) City Council approve the application for front yard parking at 161 Grenadier Road, subject to:

- (a) the maximum area to be paved for parking not to exceed 2.6 m wide by 5.9 m long;
- (b) 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; and
- (c) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code.

Background:

Mr. Bill Jones, owner of 161 Grenadier Road, has requested an appeal to staff's decision to refuse the application for front yard parking at this location.

Comments:

Front yard parking is governed by the criteria set out in the former City of Toronto Municipal Code Chapter 400, Traffic and Parking. The current criteria of the Code:

- (a) prohibits front yard parking where permit parking is authorized on the same side of the street; and
- (b) requires that a formal poll be conducted to determine whether there is sufficient neighbourhood support to the application, and such poll has a favourable result.

Mr. Bill Jones, owner of 161 Grenadier Road, Toronto, Ontario M6R 1R5, attended the office to submit an application for front yard parking. The applicant was refused at the counter since permit parking is authorized on the odd side of this portion of Grenadier Road, and the installation of the ramp to service the proposed parking space would result in the loss of an on-street permit parking space. Mr. Jones subsequently submitted an appeal to staff's decision.

I note that the property meets all other physical criteria of the Municipal Code (i.e., landscaping requirements).

The polling was conducted in accordance with Municipal Code Chapter 90, Polling and Notifications Procedures, of the former City of Toronto Municipal Code. The area polled was on both sides of Grenadier Road, from Nos. 135 to 165 on the odd side and between Nos. 114 to 134 on the even side, including No. 341 Sunnyside Avenue. The deadline for receiving the ballots was September 15, 1999. The results of the poll were as follows:

Polling Summary

Ballots cast		24
Opposed	15	

In favour	9
No response	44
Returned by post office	3
Total ballots issued	71

The majority of the ballots cast were opposed to the parking proposal.

For your Committee's information, the property is within permit parking area 2-, where as of November 17, 1999, 5757 permits have been issued, against a total of 5850 spaces. In addition, there is one permit registered at this address.

Conclusions:

The proposal for front yard parking at this property does not comply with the requirements of the Municipal Code because:

- (a) permit parking is authorized on the same side of the street as the proposed parking pad and the installation of a curb cut to service 161 Grenadier Road would result in the loss of one on-street parking space; and
- (b) the formal poll did not determine sufficient neighbourhood support to the application.

Staff cannot issue Mr. Bill Jones a front yard parking permit as the location does not meet the requirements of the Municipal Code.

On hearing of depositions, the Toronto Community Council must decide whether or not to recommend that City Council grant the appeal.

Contact:

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The following persons appeared before the Toronto Community Council in connection with the foregoing matter:

- Ms. Pat Vassos; and
- Mr. Jack Dougan, The Urban Design Workshop.