



**STAFF REPORT
ACTION REQUIRED**

Request for an exemption from Chapter 918 of the City of Toronto Municipal Code – To permit front yard parking at 547 Duplex Avenue

Date:	April 22, 2009
To:	North York Community Council
From:	Director, Transportation Services, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	<i>ny09028</i>

SUMMARY

This staff report is about a matter that the community council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit front yard parking at 547 Duplex Avenue, which does not meet the requirements of this Chapter. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

RECOMMENDATIONS

Transportation Services, North York District recommends that:

1. the application for front yard parking be denied as the proposal does not comply with the requirements of the Municipal Code.

FINANCIAL IMPACT

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

DECISION HISTORY

A front yard parking application was received on July 3, 2007, to reconstruct the existing front yard parking pad at the subject premises but it does not qualify for front yard parking as the existing mutual driveway exceeds the maximum 2.2 m width being 3.0 m. In addition, the soft landscaping provided is less than the minimum 75% of 50% of the front yard area. On-street parking is also available for the street. Consequently, the owner was notified that an appeal is required for front yard parking which was submitted on January 14, 2009.

A poll has been conducted to determine if there is neighbourhood support for the front yard parking proposal. The minimum 50% poll response was satisfied, where 11 returns of the 21 ballots mailed was required and 12 ballots were actually returned. The poll result was in favour of front yard parking at 547 Duplex Avenue as all 12 ballots that were returned were in favour of the front yard parking proposal.

At present, all 12 of the existing on-street parking permits remain available for the street.

There is no downspout being maintained that affects the public right of way.

COMMENTS

The proposal for front yard parking at 547 Duplex Avenue does not comply with the requirements of the Municipal Code as the mutual driveway exceeds the maximum permitted width, the soft landscaping requirements cannot be met and on-street parking permits are available. Accordingly, staff cannot issue a front yard parking permit for this location.

Councillor Karen Stintz has been advised of the contents of this staff report.

CONTACT

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SIGNATURE

Myles Currie, B.A.
Director

ATTACHMENTS

Attachment 1: Drawing of the proposed front yard parking facility (*ny09028_drawing*)