



**STAFF REPORT
ACTION REQUIRED**

Request for an exemption from Chapter 918 of the City of Toronto Municipal Code – To permit front yard parking at 127 Brookdale Avenue

Date:	April 27, 2009
To:	North York Community Council
From:	Director, Transportation Services, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	<i>ny09031</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 127 Brookdale Avenue, which does not meet the technical requirements of the Code as on-street parking permits are available. 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 appeal for a front yard parking pad be denied as the proposal does not comply with the technical requirements of the Municipal Code.

FINANCIAL IMPACT

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

DECISION HISTORY

On July 3, 2008, the owner submitted an appeal to construct front yard parking at 127 Brookdale Avenue. The mutual driveway width is less than 2.2 m being 2.1 m but the property has on-street parking available and, accordingly, is not qualified for front yard parking.

A poll was conducted to determine if there is neighbourhood support for the front yard parking proposal. The minimum 50% poll response was satisfied, where 55 returns of 110 ballots mailed was required, and 78 ballots were actually returned. The poll result was in favour of the front yard parking proposal as 73 of the 78 ballots returned were in favour and the remaining 5 ballots were spoiled.

At present, on-street parking for the street is subscribed 52% where 71 of the 148 permits are available.

There is an existing downspout at this location that must meet any conditions of approval identified by Toronto Water, Downspout Disconnection Unit, for its maintenance.

COMMENTS

The proposal for front yard parking at 127 Brookdale Avenue does not comply with the requirements of the Municipal Code as there is on-street parking available.

Staff cannot issue a front yard parking permit for this location as it does not meet the requirements of the Municipal Code.

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 proposed front yard parking (*ny09031_drawing*)