

**Request for an exemption from Chapter 918 of the City of Toronto Municipal Code: To permit a front yard parking pad at 423 St. Clements Avenue**

<b>Date:</b>	March 25, 2010
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Transportation Services Division, North York District
<b>Wards:</b>	<b>Ward 16 – Eglinton-Lawrence</b>
<b>Reference Number:</b>	<i>ny10041</i>

**SUMMARY**

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This staff report is about a matter over which North York 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 423 St. Clements 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**

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Transportation Services Division, North York District recommends that North York Community Council:

1. Deny the appeal for exemption from Chapter 918 of the City of Toronto Municipal Code to permit front yard parking at 423 St. Clements Avenue 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 from the owner of this property on October 23, 2008. This location has access to on street parking whereas of January 28, 2010, 41 of the 64 on street permits remain available.

A poll was conducted on September 18, 2009, as required to determine if there is neighbourhood support for the proposal. The poll was in favour of front yard parking where 119 ballots were mailed out, with 66 of the 69 returned ballots in favour of the proposal and the minimum required 50% response rate was satisfied.

There are 90 homes fronting onto this section of St. Clements Avenue, 48 of these locations have existing licensed front yard parking.

As on street permit parking is available, the owner was notified that they were disqualified for front yard parking, but they chose to submit an appeal for Community Council's final decision.

There are no downspouts at this location that affect the public right-of-way.

## **COMMENTS**

The proposal for a front yard parking pad at this location 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**

Pascoal D'Souza, C.E.T.  
Manager, Traffic Planning and Right-of-Way Management  
Tel: 416-395-7458  
Fax: 416-395-7482  
E-mail: pdsouza@toronto.ca

## **SIGNATURE**

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Myles Currie, B.A.  
Director

## **ATTACHMENTS**

Attachment 1 Site plan showing proposal for front yard parking pad (*ny10041\_drawing*)