



STAFF REPORT ACTION REQUIRED

Request for an exemption from Chapter 918 of the City of Toronto Municipal Code: to permit a front yard parking pad at 142 Castlefield Avenue

Date:	May 19, 2010
To:	North York Community Council
From:	Director, Transportation Services Division, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	<i>ny10074</i>

SUMMARY

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 142 Castlefield 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 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 142 Castlefield 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

February 15, 2010. This location has a mutual driveway greater than 2.2 metres and has access to on street parking whereas of January 28, 2010, 5 of the 34 on street parking permits remain spaces available.

A poll was conducted on April 16, 2010 as required to determine if there is neighbourhood support for the proposal. The poll was in favour of front yard parking where 129 ballots were mailed out and the minimum 50% response rate was also satisfied, with 73 of the 84 returned ballots in favour of the proposal.

There are 28 homes fronting onto this section of Castlefield Avenue, 10 of which are licensed for front yard parking. All the technical criteria for front yard parking have been met.

However, as on street permit parking is available and the mutual driveway width is greater than 2.2 metres, 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 142 Castlefield Avenue does not comply with the requirements of the Municipal Code as on street parking is available and the mutual driveway exceeds 2.2 metres. Therefore staff cannot issue a front yard parking permit at this location.

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

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Site plan (*ny10074_drawing*)