

Request for an exemption from Chapter 918 of the City of Toronto Municipal Code: To permit a front yard parking pad at 37 Latimer Avenue

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| Date: | May 17, 2010 |
| To: | North York Community Council |
| From: | Director, Transportation Services Division, North York District |
| Wards: | Ward 16 Eglinton-Lawrence |
| Reference Number: | <i>ny10081</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 37 Latimer 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 37 Latimer 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 November 3, 2009. This location has access to on street parking whereas of January 28, 2010, 17 of the 21 spaces available have been issued for street parking.

A poll was conducted on April 14, 2010, as required to determine if there is neighbourhood support for the proposal. The poll was in favour of front yard parking where 89 ballots were mailed out and the minimum 50% response rate was also satisfied, with 26 of the 45 returned ballots in favour of the proposal.

There are 26 homes fronting onto this section of 37 Latimer Avenue, 6 of which are licensed for front yard parking.

There is an existing mutual driveway which is 2.3 metres wide. To be considered, the width of the driveway must be 2.2 metres or less. Since there is on street permit parking available and a mutual driveway greater than 2.2 metres wide this location does not qualify for front yard parking. The property owners have submitted an appeal for Community Council 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 37 Latimer 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.

A parking pad has already been constructed at 37 Latimer Avenue. The constructed pad has a length of 6.6 metres and a width of 3 metres. These dimensions exceed the maximum allowed outlined in Chapter 918.

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: Site plan (*ny10081_drawing*)