

Request for an exemption from Chapter 918 of the City of Toronto Municipal Code: To permit a front yard parking pad at 149 St. Germain Avenue

Date:	May 13, 2010
To:	North York Community Council
From:	Director, Transportation Services Division, North York District
Wards:	Ward 16 Eglinton -Lawrence
Reference Number:	<i>ny10080</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 149 St. Germain 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 Community Council:

1. Deny the appeal for exemption from Chapter 918 of the City of Toronto Municipal Code to permit front yard parking at 149 St. Germain 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 September 29, 2009. This location has access to on street parking whereas of January 28, 2010, 15 of the 69 spaces available have been issued for street parking.

A poll was conducted on April 8, 2010, as required to determine if there is neighbourhood support for the proposal. The poll was in favour of front yard parking where 109 ballots were mailed out and the minimum 50% response rate was also satisfied, with 86 of the 88 returned ballots in favour of the proposal.

There are 26 homes fronting onto this section of St. Germain Avenue, 16 of which are licensed for front yard parking. All the technical criteria for front yard parking have been met.

There is an existing mutual driveway which is 2.4 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 149 St. Germain 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

Myles Currie, B.A.
Director

ATTACHMENTS

Attachment 1: site plan (*ny10080_map*)