

Request for an exemption from Chapter 918 of the City of Toronto Municipal Code: To permit a front yard parking pad at 212 Greer Road

Date:	May 31, 2010
To:	North York Community Council
From:	Director, Transportation Services Division, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	<i>ny10057</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 212 Greer Road 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 212 Greer Road as the proposal does not comply with the requirements of the Municipal Code.
2. Direct that the illegally constructed front yard parking pad be removed.

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 26, 2009. This location has access to on street parking whereas of January 28, 2010, 15 of the 25 on street permits remain available.

A poll was conducted on March 24, 2010, as required to determine if there is neighbourhood support for the proposal. The poll was in favour of front yard parking where 29 ballots were mailed out and the minimum 50% response rate was also satisfied, with 15 of the 19 returned ballots in favour of the proposal.

There are nine homes fronting onto this section of Greer Road, none 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, 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 front yard parking pad at this location has already been constructed, without the benefit of the required approvals or permits and is therefore illegal. Transportation Services Division staff have reviewed the drawings submitted and visited this site and have determined that a parking pad cannot be physically accommodated within this front yard according to the provisions of Chapter 918 of the Toronto Municipal Code given the presence of the steps to the front porch, the existing raised planting bed and bay window. This location also 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 and the parking space cannot be physically accommodated on this front yard.

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

Myles Currie, B.A.
Director

ATTACHMENTS

Attachment 1: Site plan showing proposal for front yard parking pad (*ny10057_drawing*)