

# Front Yard Parking Public Meeting

**Monday, August 8, 2011**

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## Front Yard Parking

### *CURRENT STANDARD*

- Zoning By-laws 85-95 and 2009-141 permit a driveway to cover up to 50% of the landscaped open space portion of the front yard.
- Single family residential lots with frontage of 12m or greater (R1, R2, R3) will maintain that standard, and are not impacted by the proposed change in the Zoning By-law.

## Front Yard Parking

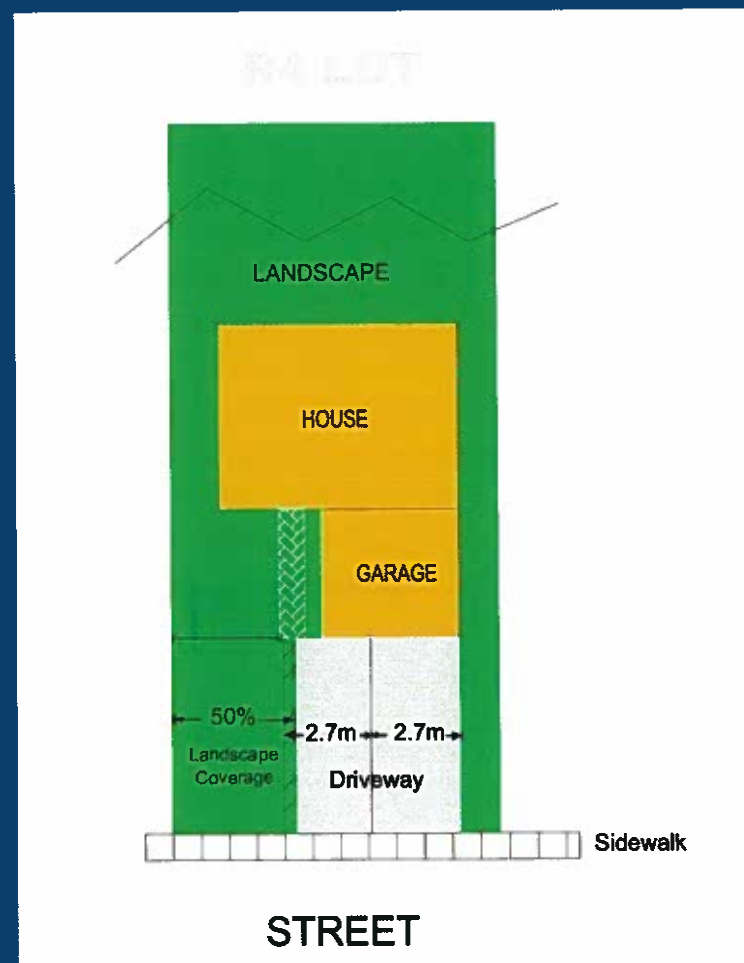
### *PROPOSED AMENDMENT*

Planning Services has proposed an increase in the driveway permitted to 60% of the front yard landscaped open space for small single family residential lots and multiple dwelling units.

Zone	Front Yard Parking Coverage
R1, R2, R3	50%
R4	60%
RM1, RM1-SS	60%
RM2, RM2-TH	60%

## Front Yard Parking

- Using a small residential lot with 10m frontage (R4) as an example, the Zoning By-law permits 50% front yard parking, therefore a 5m driveway. Two standard parking spaces total 5.4m in width.
- The amendment to increase the coverage to 60% would permit an additional 1m driveway width for R4 lots making it possible to have two side by side parking spaces.



# Front Yard Parking

## 5.3.6.1 Parking in Front Yards

- a) That the driveway or parking space that is located in the front yard of a property accessed by a public street cannot exceed the maximum percentage of the front yard as follows:

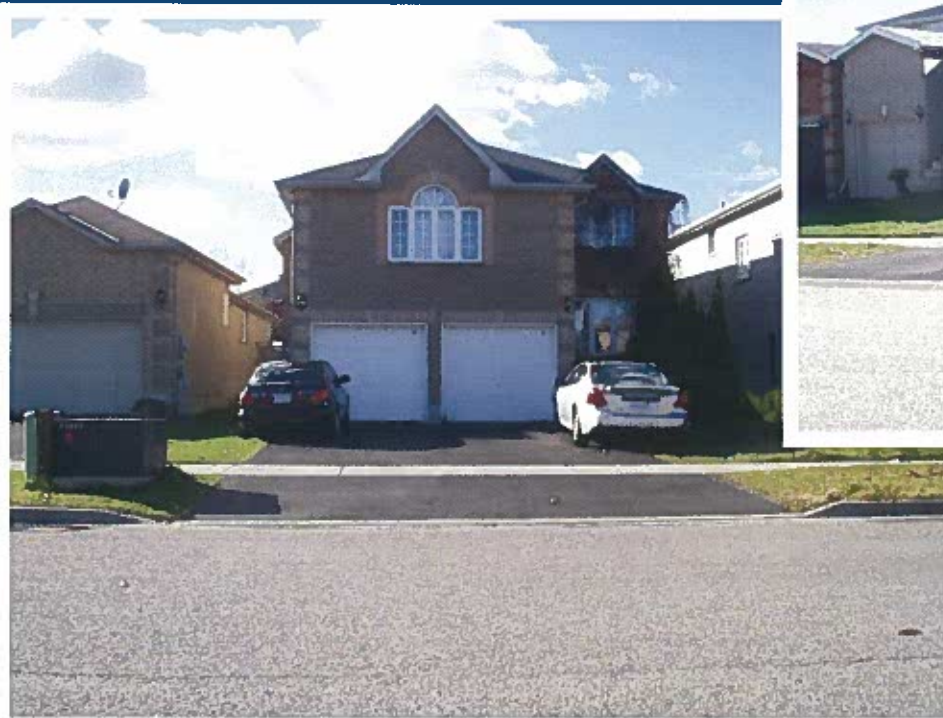
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- b) That portion of the front yard remaining after installation of a driveway or parking space as permitted by 5.3.6.1 a) shall be landscaped open space.
- c) That the front yard driveway or parking space is not permitted to encroach on the required landscaped open space **and shall be constructed and maintained with an asphaltic or concrete surface or brick pavers.**



## Front Yard Parking

*Examples of parking on the soft landscaped open space portion of the front yard*



## Front Yard Parking

*An example of parking on the hard landscaped open space portion of the front yard.*



## Front Yard Parking



*Examples of driveways with more than the permitted 50% front yard driveway coverage.*





## Front Yard Parking

### *CURRENT ENFORCEMENT PROTOCOLS*



- Enforcement is primarily done on a complaint or re-active basis and proactively when staffing and resources permit



- Where violation are found, the property owner is given a warning and an opportunity to remove the violation
- Failure to comply with the warning will result in a **Notices to Comply** and an attached service fee



- If compliance is still not obtained, the property owner can face charges under the Zoning By-law

## Front Yard Parking

### *CHANGES TO ENFORCEMENT PROTOCOLS*

- Building Services is investigating alternatives to Charges under the City's Zoning By-law
- Current practice involves the preparation of Court Summons which are very time consuming for Officers
- Other options being considered:
  - Parking Ticket under Part II of the *Provincial Offences Act*
  - Part I Ticket under *Provincial Offences Act* with a Set Fine

## Front Yard Parking

*QUESTIONS OR COMMENTS*

