

21. Re: Driveway Crossing
Lot 1, R.S.D. "C", S.D.'s 15/19, Blk. "G",
D.L. 34, Plan 18311 - 5222 Patterson Avenue
Fourchalk
(Item No. 19, Manager's Report 61, Council
Meeting September 27, 1971)

Council received a letter on September 27, 1971 from Mr. F. S. Fourchalk requesting a driveway crossing which had been denied by the Engineer. The matter was tabled to obtain information when the conversion of the garage took place and if it would be possible to arrange for parking elsewhere on the property.

We have provided Council in Item No. 12, today with our recommendation concerning a general policy for use in situations concerning parking in front yard setback areas, which are all somewhat similar to the Fourchalk case.

The following additional information will probably be of benefit to Council on the Fourchalk case:

1. A garage has existed for many years near the back of the lot with doors facing the street and a driveway from the street serviced this garage with access in a completely conforming manner.
2. The driveway serving the garage, both conforming, was cut off in 1967 with the construction of an addition to the house and the portion of driveway remaining in the front yard became at that time an illegal use of a front yard setback area.
3. There is presently no way for the old driveway to conform to the Zoning By-law or to the suggested policy, where at least a potential conforming area could be serviced from such a driveway.
4. It is apparent that the garage is now used as a workshop with the doors still facing to the front of the lot and no provision for vehicular access to the garage from the lane.
5. The ability exists to take access from any point across the frontage of the lane, and in fact, at the present time there is a gravel area behind the garage measuring approximately 10' by 22' where a car has been parked from time to time.

We will have photographs available at Council which will depict the situation existing if these are needed.

ITEM 21
MANAGER'S REPORT NO. 63
COUNCIL MEETING Oct. 4/71

21. Driveway Crossing (cont'd)

The Engineer recommends that we adhere to our policy of not providing access to an illegal front yard area which does not have the ability to provide access to a conforming parking area which is the situation pertaining to 5222 Patterson Avenue.

RECOMMENDATION:

THAT the decision of the Engineer to not permit a sidewalk crossing be upheld.