



## STAFF REPORT ACTION REQUIRED

### Commercial Boulevard Parking - 58 Advance Road

<b>Date:</b>	June 5, 2007
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Transportation Services Etobicoke York District
<b>Wards:</b>	Ward 5 – Etobicoke Lakeshore
<b>Reference Number:</b>	eycc070091-tp –5397

#### **SUMMARY**

---

This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision.

The purpose of this report is to recommend that Etobicoke York Community Council permit a maximum of 18 parking stalls within the boulevard area of 58 Advance Road.

Right-of-Way Management staff has determined that the applicant can use this section of Advance Road for vehicle parking purposes without any significant impact on traffic operations.

#### **RECOMMENDATIONS**

---

**Transportation Services recommends that:**

1. Etobicoke York Community Council allow the applicant to maintain eighteen vehicle parking stalls within the boulevard area of Advance Road;
2. The applicant shall introduce a 3.0m wide landscape strip across the south building wall of 58 Advance Road adjoining the proposed boulevard parking stalls;
3. The landscape strip shall be bordered by continuous poured raised concrete curb, and the landscaping shall be maintained in a state of healthy and vigorous growth;
4. The applicant enters into a boulevard parking agreement with the City of Toronto, to the satisfaction of the City solicitor;

5. The boulevard parking stalls are for use by the applicant's employees and customers, and cannot be loaned, leased, rented, or transferred;
6. The applicant at their expense, registers the boulevard parking agreement on-title, to the satisfaction of the City solicitor; and
7. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

### **Financial Impact**

Introducing boulevard parking stalls at this location will provide the City of Toronto with an annual fee of \$4,670.10.

### **COMMENTS**

The subject site is occupied by a one and partial two-storey industrial building located on the north side of Advance Road, west of Islington Avenue. Attachment No. 1 illustrates the subject site. A photograph of the site is Attachment No. 2.

On June 14, 2006, Committee of Adjustment Decision No. A477/06EYK approved an application to construct a one-storey addition at this location.

One of the conditions to approval requires that the applicant enter into a boulevard parking agreement authorizing the use of the boulevard area of Advance Road for vehicle parking purposes (Attachment No. 3).

Attachment No. 4 illustrates the 18 parking stalls proposed within the boulevard area of the Advance Road right-of-way.

Consistent with the site drawing submitted for Committee of Adjustment approval, we require that the applicant introduce a minimum 3.0m wide landscape strip across the north limit of the proposed boulevard parking stalls, next to the south wall of 58 Advance Road.

The stalls are designed perpendicular to Advance Road and comply with the dimensional requirements of this Division.

## **CONTACT**

Don Pardoe, Supervisor, Right-of-Way Management, Etobicoke York District  
Phone: 416-394-8422 Fax: 416-394-8942  
E-mail: [dwpardoe@toronto.ca](mailto:dwpardoe@toronto.ca)

## **SIGNATURE**

---

John Niedra, P.Eng  
Director, Transportation Services - Etobicoke York District

## **ATTACHMENTS**

Attachment No. 1: Map  
Attachment No. 2: Photograph  
Attachment No. 3: C of A Decision  
Attachment No. 4: Proposed Plan