



STAFF REPORT ACTION REQUIRED

Commercial Boulevard Parking 74 Advance Road

Date:	June 20, 2007
To:	Etobicoke York Community Council
From:	Director, Transportation Services Etobicoke York District
Wards:	Ward 5 – Etobicoke Lakeshore
Reference Number:	

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 approve a request to locate six parking stalls within the boulevard area in front of 74 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. Approval of this application is considered appropriate, subject to the conditions recommended in this report.

RECOMMENDATIONS

Transportation Services recommends that:

1. Etobicoke York Community Council allow the applicant to maintain six vehicle parking stalls within the boulevard area of Advance Road, as illustrated in the applicants site drawing dated June 4, 2007;
2. The boulevard parking stalls shall not be used for repairing, displaying, selling, or leasing motor vehicles;
3. The boulevard parking stalls are for use by the applicant's employees and customers, and cannot be loaned, leased, rented, or transferred;

4. The applicant enters into a boulevard parking agreement with the City of Toronto, to the satisfaction of the City solicitor; and
5. The applicant at their expense, registers the boulevard parking agreement on-title, to the satisfaction of the City solicitor.

Financial Impact

Introducing boulevard parking stalls at this location will provide the City of Toronto with an annual fee of \$1,556.70.

COMMENTS

The subject site is occupied by a 2,461.85m² industrial building. The applicant proposes to operate a 273.40m² public garage from the rear of the property. Attachment No. 1 illustrates the subject site. Attachment No. 2 and 3 are photographs of the Advance Road frontage of the property.

A July 13, 2006, Committee of Adjustment Decision (A345/06EYK) approved an application to allow a public garage to operate from the rear portion of the building.

One of the conditions to approval requires that the applicant either remove the unauthorised boulevard parking or enter into a boulevard parking agreement authorizing the use of the boulevard area of Advance Road for vehicle parking purposes (Attachment No. 4). The applicant requests that Community Council approve their use of the Advance Road boulevard for vehicle parking purposes.

Attachment No. 5 illustrates the six parking stalls proposed within the boulevard area of the Advance Road right-of-way.

The stalls are designed perpendicular to Advance Road, and comply with the dimensional requirements of this Division, and are not expected to negatively interfere with traffic operations on Advance Road.

CONTACT

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SIGNATURE

John Niedra, P.Eng

Director, Transportation Services, Etobicoke York District

ATTACHMENTS

- Attachment No. 1: Map
- Attachment No. 2: Photograph
- Attachment No. 3: Photograph
- Attachment No. 4: C of A Decision
- Attachment No. 5: Proposed Plan