



**STAFF REPORT
ACTION REQUIRED**

**540 Spadina Crescent – Residential Boulevard Parking
Appeal for Two Vehicles**

Date:	January 23, 2007
To:	Toronto East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina – Ward 20
Reference Number:	Te07009te.row

SUMMARY

This report considers an appeal for residential boulevard parking for two vehicles at 540 Spadina Crescent.

Staff do not recommend parking for two vehicles parallel to the sidewalk at this location because it does not meet the requirements of the Code. The owner will be given an opportunity to make a deputation before Community Council.

RECOMMENDATIONS

Transportation Services recommends that Council:

1. deny the request for residential boulevard parking for two vehicles at 540 Spadina Crescent.

Financial Impact

There is no financial impact.

ISSUE BACKGROUND

The property owner of 540 Spadina Crescent submitted an application on March 16, 2006 for residential boulevard parking for two vehicles at this location. The applicant was advised that the current regulations for residential boulevard parking do not permit asphalt paving and do not permit the licensing of more than one vehicle. The applicant subsequently submitted an appeal requesting further consideration to allow residential boulevard parking for two vehicles.

COMMENTS

Applicable regulations

Residential boulevard parking is currently governed by the criteria set out in the former City of Toronto Municipal Code Chapter 313, Street and Sidewalk:

- prohibit residential boulevard parking where the property is located within an area authorized for permit parking;
- the parking pad be perpendicular to the sidewalk;
- limit the number of vehicles that can be licensed to one;
- parking area paved with semi-permeable material such as ecostone pavers or equivalent permeable paving treatment acceptable to the General Manager of Transportation Services.

Reasons for not approving

The property does not meet the criteria of the current Code for the following reasons:

- the property is within an area authorized for permit parking;
- the parking pad is parallel to the sidewalk;
- the proposal is for more than one vehicle; and
- the exiting asphalt paving does not meet the City's paving specifications.

Poll results

A poll was conducted in accordance with the former City of Toronto Municipal Code Chapter 90, Polling and Notification Procedures. The area polled was on the even side of Russell Street from 38 to 50, including 540 and 540A Spadina Crescent. The deadline for receiving the ballots was August 21, 2006.

# of ballots mailed out	23	# of ballots in favour	5
# of responses	8	# of ballots opposed	3
# of no responses	15	# of ballots returned by post office	0

The majority of the ballots cast were in favour of this application.

Other factors

Permit parking is not authorized on this portion of Russell Street, however it is within a permit parking area.

On this portion of Russell Street, between Spadina Crescent and Robert Street, there are no properties licensed for parking.

There is one downspout on the property which is not feasible for disconnection. It is therefore not recommended to have the downspout disconnected at this property.

A review of this application has determined that it would not be feasible to plant an additional tree in the front at this property.

The proposal for residential boulevard parking for two vehicles is shown on Appendix 'A', the property data map is shown on Appendix 'B' and digital photos of the property are shown on Appendix 'C'.

Alternate recommendations

While the property is not eligible for residential boulevard parking for two vehicles because it does not meet the requirements of the Municipal Code, the property could meet the other physical requirements of the Code (i.e., setback and landscaping requirements).

Should your Community Council decide to grant the appeal for residential boulevard parking for two vehicles at 540 Spadina Crescent, it could recommend that:

1. the parking areas not exceed 2.6 m by 5.5 m in dimension; and
2. the applicant pay all applicable fees and complying with all other criteria set out in the former City of Toronto Municipal Code Chapter 313, Streets and Sidewalk.

CONTACT

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SIGNATURE

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ATTACHMENTS

Appendix 'A' – sketch
Appendix 'B' – property data map
Appendix 'C' – photos

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