



**STAFF REPORT  
ACTION REQUIRED**

**382 Roncesvalles Avenue – Commercial Boulevard  
Parking Appeal for Four Vehicles**

<b>Date:</b>	April 16, 2007
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Manager, Right of Way Management, Transportation Services Toronto and East York District
<b>Wards:</b>	Parkdale-High Park – Ward 14
<b>Reference Number:</b>	Te07024te.row

**SUMMARY**

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This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision.

Transportation Services has assessed an appeal from the ground floor occupant of 382 Roncesvalles Avenue for commercial boulevard parking. We do not recommend approval of commercial boulevard parking at this location because it does not meet the requirements of the former City of Toronto Municipal Code. The ground floor occupant will be given an opportunity to make a deputation before Community Council.

**RECOMMENDATIONS**

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**Transportation Services recommends that Toronto and East York Community Council:**

1. deny the request for commercial boulevard parking for four vehicles at 382 Roncesvalles Avenue.

**Financial Impact**

There is no financial impact to the City as a result of this report.

**ISSUE BACKGROUND**

The ground floor occupant of 382 Roncesvalles Avenue, a two storey financial institution, submitted an application for commercial boulevard parking at this location. As this is an application for a permitted use property in a residential area, a poll must be

conducted to determine neighbourhood support. The applicant was advised of the negative poll and that they cannot apply for two years. The applicant submitted an appeal requesting further consideration of this request.

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

## COMMENTS

### Applicable regulations

Commercial boulevard parking in residential areas is governed by the criteria set out in the former City of Toronto Municipal Code Chapter 313, Streets and Sidewalks. The relevant provisions include:

- a formal poll be conducted to determine whether there is neighbourhood support for the application and that such poll has a favourable result.

### Reasons for not approving

The property does not meet the above criteria for the following reason:

- negative poll results.

### 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 both sides of Marmaduke Street from 3 to 43 on the odd side and including 378 Roncesvalles Avenue and 382 Roncesvalles Avenue on the even side. The deadline for receiving the ballots was June 2, 2006.

# of ballots mailed out	46	# of ballots in favour	3
# of responses	7	# of ballots opposed	4
# of no responses	37	# of ballots returned by post office	2

The majority of the ballots cast were not in favour of this application.

### Other factors

Permit parking is authorized on both sides of this portion of Roncesvalles Avenue, within permit parking area 2B. There is no on-street parking permit registered to this address.

Total no. of on-street parking spaces	5986	Total permits issued as of April 16, 2007	4457
On-street parking permits available	1529	% of permit allocated	74%

On this portion of Marmaduke Street, between Roncesvalles Avenue and Sunnyside Avenue, there are no properties licensed for parking.

A review of this application by Urban Forestry has determined that it would not be feasible to plant an additional tree in the front yard at this property as there is no space for a new tree.

In accordance with the requirements of the Downspout Disconnection Program, a review by Toronto Water has revealed that there are no external downspouts on this property. All downspouts are internal.

### **Alternate recommendations**

While the property is not eligible for commercial boulevard parking because it does not meet the above-noted requirements of the Municipal Code, the property could meet the other physical requirements of the Code (i.e., setback).

Should Community Council decide to grant the appeal for commercial boulevard parking for four vehicles at 382 Roncesvalles Avenue, it could recommend that:

1. each parking area not exceed 2.6 m by 5.4 m in dimension; and
2. the applicant pay all applicable fees and comply with all other criteria set out in the former City of Toronto Municipal Code Chapter 313, Sidewalk and Streets.

### **CONTACT**

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### **SIGNATURE**

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Angie Antoniou  
Manager, Right of Way Management

### **ATTACHMENTS**

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

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