



**STAFF REPORT  
ACTION REQUIRED**

**1498 King Street West – Residential Boulevard Parking  
Appeal for Two 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>Ward:</b>	Parkdale-High Park – Ward 14
<b>Reference Number:</b>	Te07023te.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 owner of 1498 King Street West for residential boulevard parking for two vehicles. Although the location does not meet the requirements of the former City of Toronto Municipal Code, given that the parking pad has been in existence for over 25 years, we recommend consideration of the appeal. The owner 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 residential boulevard parking for two vehicles at 1498 King Street West; and
2. request that the owner remove the existing concrete paving and restore the area to soft landscaping.

**Financial Impact**

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

## **ISSUE BACKGROUND**

The property owner of 1498 King Street West, a two storey semi-detached residence, submitted an application for residential boulevard parking for two spaces. The applicant and previous owners have utilized these spaces for over 25 years. This use was brought to the attention of by-Law staff via a public complaint.

The applicant was advised that the property was not eligible for residential boulevard parking as the property is located in an area that is authorized for permit parking and the existing concrete paving does not meet the specifications of the Municipal Code. The applicant subsequently submitted an appeal requesting further consideration of this request.

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'.

## **COMMENTS**

### **Applicable regulations**

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

- prohibit residential boulevard parking where the property is located within an area authorized for permit parking and space is available;
- 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; and
- a formal poll be conducted to determine whether there is neighbourhood support for the application and that such a poll has a favourable result.

### **Reasons for not approving**

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

- the property is within an area authorized for permit parking and space is available;
- the proposal is for more than one vehicle; and
- the existing concrete paving does not meet the Municipal Code'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 both sides of Beaty Avenue from 20 to 36 on the even side, including 1500 King Street West and from

3 to 37 on the odd side, including 1498 King Street West. The deadline for receiving ballots was September 7, 2006.

# of ballots mailed out	73	# of ballots in favour	3
# of responses	5	# of ballots opposed	2
# of no responses	49	# of ballots returned by post office	19

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

### Other factors

Permit parking on Beaty Avenue is authorized on an alternate side basis, within permit parking area 2-. There is one 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 permits allocated	74%

On this portion of Beaty Avenue, between King Street West and Queen Street West, there are two properties licensed for driveway widening and two properties licensed for front yard parking, one of these properties is licensed for two vehicles.

A review of this application by Urban Forestry has determined that room exists for a large growing native shade species on the Beaty Avenue flank.

In accordance with the requirements of the Downspout Disconnection Program, a review by Toronto Water has revealed that there are two downspouts at this property that are not feasible to disconnect. There is no suitable drainage area, due to the grass area sloping towards the driveway and public sidewalk.

### Alternate recommendations

While the property is not eligible for residential 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 and landscaping).

Should Community Council decide to grant the appeal for residential boulevard parking for two vehicles at 1498 King Street West, it could recommend that:

1. each parking area not exceed 2.6 m by 5.9 m in dimension;
2. the owner remove the existing concrete pad and repave the area with a semi-permeable material such as ecostone pavers or equivalent permeable paving treatment acceptable to the General Manager of Transportation Services; and

3. the applicant pay all applicable fees and comply with all other criteria set out in the former City of Toronto Municipal Code Chapter 248, Parking Licences.

## **CONTACT**

Joe Colafranceschi, Supervisor, Right of Way Management

Phone: (416) 392-7564; Fax: (416) 392-1058, E-mail: [jcolafra@toronto.ca](mailto:jcolafra@toronto.ca)

## **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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