



**STAFF REPORT
ACTION REQUIRED**

**588 Richmond Street West – Commercial Boulevard
Parking Appeal**

Date:	June 11, 2007
To:	Toronto and East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina – Ward 20
Reference Number:	Te07044te.row

SUMMARY

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 and ground floor occupant of 588 Richmond Street West for 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 owner will be given an opportunity to make a deputation before Community Council.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. deny the request for commercial boulevard parking at 588 Richmond Street West.

Financial Impact

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

ISSUE BACKGROUND

The owner and ground floor occupant of 588 Richmond Street West, a two storey office with residential units on the second floor, submitted an application for commercial boulevard parking for two parking spaces fronting this location. The applicant was advised that the location was not eligible for commercial boulevard parking, as the

Municipal Code governing commercial boulevard parking does not permit parking on a former Metro Road and that the property is zoned RA. The applicant subsequently submitted an appeal requesting further consideration of this request.

The proposal for commercial boulevard parking 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

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

- a licence may not be issued for a former Metropolitan road; and
- a licence shall not be issued for parking in front of the main front wall of a building for any property designated as RA in the Zoning By-law.

Reasons for not approving

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

- the proposed parking would be on a former Metropolitan road; and
- the property is designated as RA.

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 Richmond Street West from 590 to 620 on the even side and from 545 to 591 on the odd side including 156 Portland Street and 161 Bathurst Street. The deadline for receiving the ballots was May 4, 2007.

# of ballots mailed out	63	# of ballots in favour	6
# of responses	7	# of ballots opposed	1
# of ballots not returned	34	# of ballots returned by post office	22

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

Other factors

Permit parking is not authorized on this portion of Richmond Street West, however, the property is within permit parking area 6E, where as of June 11, 2007, 95 permits have been issued against a total of 95 spaces available. There are no permits registered to this address as it is a commercial property and does not qualify for the permit parking program.

Total parking permits allocated	95	Total permits issued as of , 2007	95
Permits available	0	% of permit allocated	100%

On this portion of Richmond Street West, between Portland Street and Bathurst Street, there are no properties licensed for parking.

There is a tree fronting this location. A review of this application by Urban Forestry has determined that there is no suitable planting site to plant an additional tree at this location. Urban Forestry has no objections to the existing paving within the tree clearance area.

In accordance with the Downspout Disconnection Program, a review by Toronto Water has revealed that one downspout at the front of this property has been disconnected by the owner.

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 at 588 Richmond Street West, it could recommend that:

1. the parking areas not exceed 2.1 m by 4.9 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, Streets and Sidewalks.

CONTACT

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SIGNATURE

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ATTACHMENTS

- Appendix 'A' - sketch
- Appendix 'B' - property data map

Appendix 'C' - photo

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