



STAFF REPORT ACTION REQUIRED

149 Roncesvalles Avenue – Commercial Boulevard Parking Appeal

Date:	November 7, 2007
To:	Toronto and East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	Parkdale-High Park – Ward 14
Reference Number:	Te07079te.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 for right angled parking from the owner and ground floor occupant of 149 Roncesvalles Avenue for commercial boulevard parking. We do not recommend approval of right angled 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 right angled commercial boulevard parking at 149 Roncesvalles Avenue.

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 149 Roncesvalles Avenue, a two storey office building with residential units on the second floor, submitted an application for additional commercial boulevard parking and a change to the configuration from three spaces parallel to 5 spaces right angled parking on the Garden Avenue flank. The applicant was advised that the location was not eligible for commercial boulevard parking at a right angle, as the angled parking does not meet the 0.91 m setback from the sidewalk. 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 Sidewalks. The relevant provisions include:

- a 0.91 m clearance from the sidewalk must be met; and
- polling, in a residential area, 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 reasons:

- the proposal does not meet the 0.91 m clearance from the sidewalk; and
- negative poll results.

Poll results

A poll was conducted in accordance with the City of Toronto Municipal Code Chapter 190, Polling and Notification. The area polled was on both sides of Garden Avenue from 153 to 187 on the odd side including 147 Roncesvalles Avenue, and from 154 to 190 on the even side including 149 Roncesvalles Avenue. The deadline for receiving the ballots was November 5, 2007.

Total owners/tenants/residents polled	73
Returned by post office	2
Total eligible voters (total polled minus returned by post office)	71
No. of returned ballots needed to proceed (must be at least 25%)	18
Total ballots received	26

In favour of parking	10
Opposed to parking	16
No reply	45

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

Other factors

Permit parking is not authorized on this portion of 149 Roncesvalles Avenue, however, the property is within permit parking area 2. 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	5838	Total permits issued as of August 28, 2007	4673
Permits available	1165	% of permit allocated	80%

On this portion of Garden Avenue, there are no properties licensed for parking.

There is no tree at this location. A review of this application by Urban Forestry has determined that it would be feasible to plant a tree on the Garden Avenue flank.

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

Alternate recommendations

Should Community Council decide to grant the appeal for commercial boulevard parking at 149 Roncesvalles Avenue, it could recommend that:

1. the parking areas not exceed 2.6 m by 5.1 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' - photos

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