



## STAFF REPORT ACTION REQUIRED

### Commercial Boulevard Parking Appeal – 18 Hook Avenue

<b>Date:</b>	May 15, 2008
<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>	Te08034te.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 for right angled parking from the owner and ground floor occupant of 18 Hook 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

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

1. deny the request for right angled commercial boulevard parking at 18 Hook 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 18 Hook Avenue, a two storey office building, submitted an application for additional commercial boulevard parking and a change to the

configuration from six spaces parallel to ten spaces right angled parking at this location. 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 a digital photo of the property is 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 provision includes:

- a 0.91 m clearance from the sidewalk must be met.

### Reason for not approving

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

- the proposal does not meet the 0.91 m clearance from the sidewalk.

### Poll results

As this location is in an industrial zoned area, no polling is required.

### Other factors

This property is located within a permit parking area.

Permit parking on Hook Avenue is authorized on the odd side within permit parking area 1B where as of May 9, 2008, 1,636 permits have been issued against a total of 2,015 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 number of parking permits in area 1B	2,015	Total permits issued as of May 9, 2008	1,636
Permits available	379	% of permits allocated	81%

Total number of permit parking spaces on Hook Avenue, between Watkinson Avenue and Indian Grove	34	Total permits issued to residents as of May 9, 2008	24
Permits available	10	% of permits allocated	70%

On this portion of Hook Avenue, between Watkinson Avenue and Indian Grove, there is one property licensed for front yard parking.

### **Alternate recommendations**

Should Community Council decide to grant the appeal for commercial boulevard parking at 18 Hook Avenue, it could recommend that:

1. the parking areas not exceed 2.6 m by 4.8 m, in dimension;
2. as per the applicant's wishes, the applicant remove the existing asphalt paving and restore the area to soft landscaping, as shown on Appendix 'A'; 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 313, Streets and Sidewalks.

### **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' - photo

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