

**Information Report – Commercial Parking at 310 and 320
Tweedsmuir Avenue –Official Plan Amendment and
Rezoning Applications**

Date:	November 25, 2009
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 21 – St. Paul’s
Reference Number:	CC31138855066 (PL957838 and PL990391)

SUMMARY

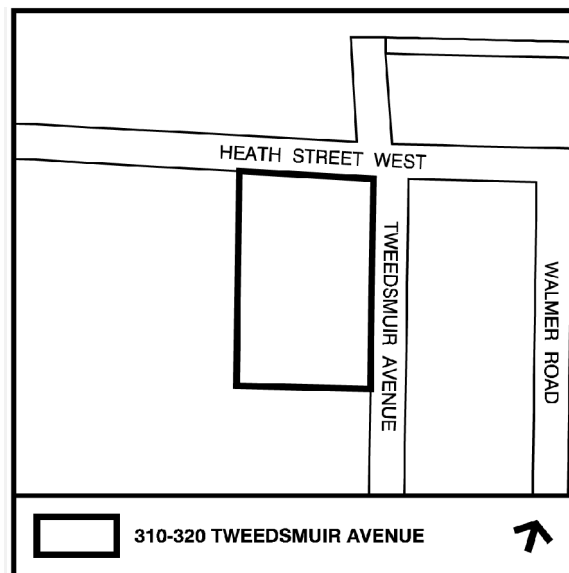
At its meeting on Tuesday, November 10, 2009, the Toronto and East York Community Council (TEYCC) considered and amended staff’s recommendations in the Planning report (dated October 30, 2009) on the Official Plan Amendment and Rezoning applications for 310 and 320 Tweedsmuir Avenue.

This report is in response to TEYCC request that the Chief Planner report directly to City Council on the changes required to the proposed Zoning By-law Amendment to permit a commercial parking garage under the north building, including the number of public pay parking spaces.

Staff are not recommending any changes to the proposed 26 public pay parking spaces. This leaves 25 (free) visitor parking spaces for residents, which will remain physically separated from the pay parking spaces.

Financial Impact

The recommendations in this report have no financial impact.



DECISION HISTORY

By way of Notice of Motion, Toronto and East York Community Council (TEYCC) amended staff's recommendations in the Planning report (dated October 30, 2009) on the Official Plan Amendment and Rezoning applications for 310 and 320 Tweedsmuir Avenue. The decision document can be accessed at this link:

<http://www.toronto.ca/legdocs/mmis/2009/te/decisions/2009-11-10-te29-dd.htm>.

TEYCC also requested that the Chief Planner report directly to City Council on the proposed public pay parking arrangement, which is the subject of this Information Report.

ISSUE BACKGROUND

Proposal

At the ward Councillor's request, the applicant included a pay parking component underneath the proposed north tower, which has frontage on both Tweedsmuir Avenue and Heath Street. The public pay parking component, which consists of 26 parking spaces, is located at the north-west corner of the site and is across the street from the Heath Street entrance of the St. Clair West subway station.

The public pay parking lot is on the ground floor and has its own pedestrian entrance at Heath Street. Vehicles will enter into the site off Heath Street and proceed to the separated public pay parking garage. The 26 spaces are physically separated from the residential parking garage, which includes resident visitor parking spaces.

Staff are not recommending any changes to the proposed 26 public pay parking spaces. This leaves 25 (free) visitor parking spaces for residents, which will remain physically separated from the pay parking spaces.

COMMENTS

P1 Layout (See Attachment 1)

The proposed P1 floor is currently laid out in such a way that separates the pay parking from the resident parking. This separation is an ideal condition, given that it is very clear what portion of the garage is accessible to the public and what portion is dedicated to resident parking. This separation also addresses safety and security arising from the inclusion of a commercial parking use within the residential building.

Increasing the amount of public pay parking spaces entails drawing from the resident visitor (free) parking spaces and reconfiguring the parking layout of the P1 floor. The impact of any reconfiguration results in the decrease in the amount of visitor (free) parking, which results in mixing the public pay parking spaces with the resident parking spaces within an enclosed area.

Commercial Parking Use

Commercial parking lots are not a permitted use in the former City of York By-law within a RM2 district. Staff are preparing a site specific Zoning By-law for the proposed development. Given that commercial parking is not a permitted use, staff intend to exempt this site from that specific provision of the former City of York By-law 1-83.

At the ward Councillor's request, the applicant agreed to include public pay parking spaces within the development. Staff are of the opinion that the proposed commercial parking use at this location is acceptable for several reasons. The location of the public pay parking is across the street from the Heath entrance of the St. Clair West subway station and is in an area that is currently experiencing a deficiency of on-street parking. During community consultation meetings on several projects within the area, members of the community described such an on-street parking deficiency to Planning staff.

The Committee of Adjustment recently approved a place of worship within walking distance from the subject property. Once developed, parishioners will be able to utilize the public pay parking spaces, which will decrease the amount of spillover parking onto local streets.

CONTACT

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SIGNATURE

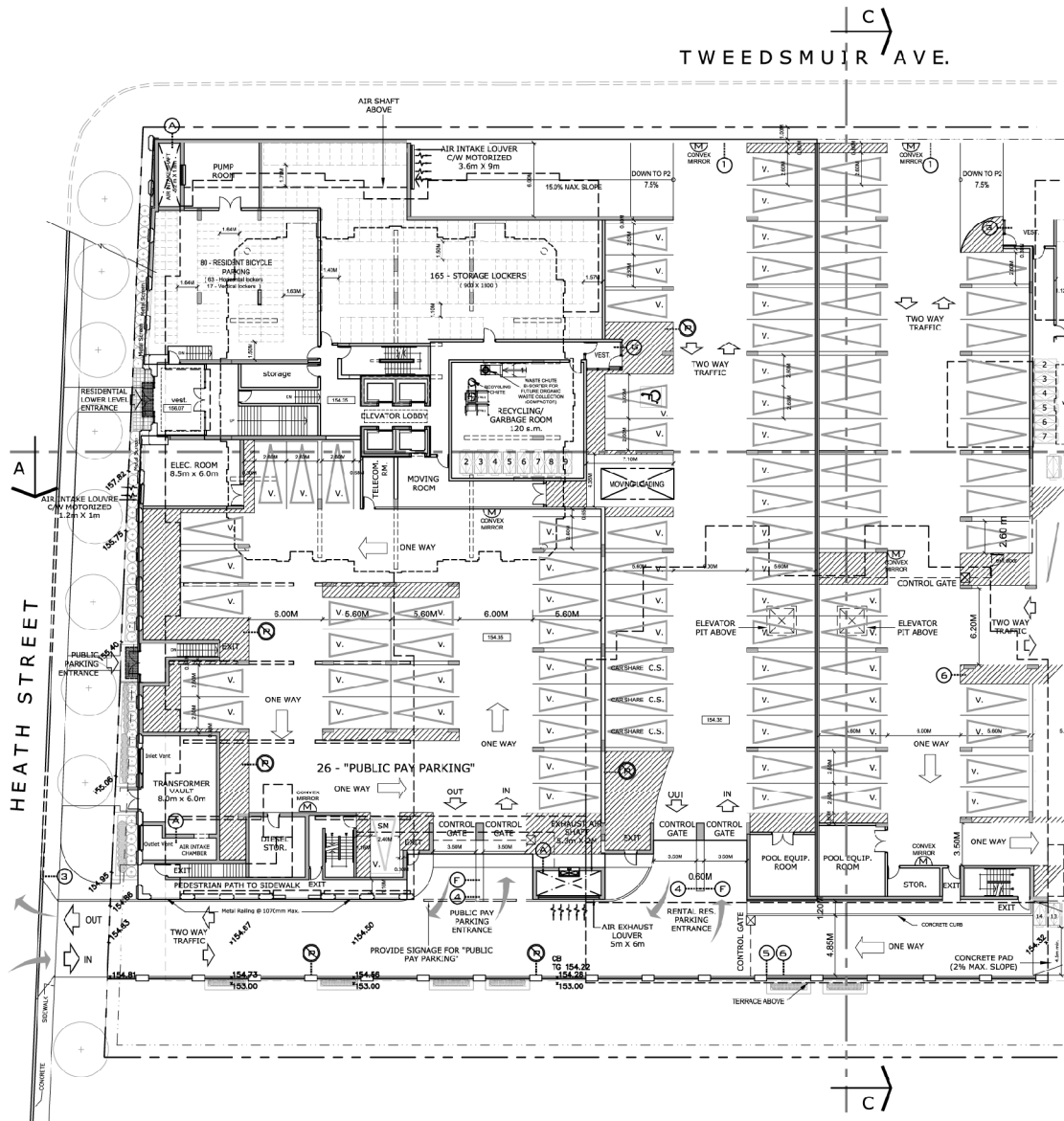
Gary Wright, Chief Planner and Executive Director
City Planning Division

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ATTACHMENTS

Attachment 1: P1 Parking Plan

Attachment 1: P1 Parking Plan



Portion of Parking Level P1

310-320 Tweedsmuir Avenue

Applicant's Submitted Drawing

Not to Scale

File # 08_191459