

25 Fairfield Avenue – Boulevard Parking

Date:	March 23, 2009
To:	Eobicoke York Community Council
From:	Director, Transportation Services, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	p:\2009\Cluster B\TRA\EtobicokeYork\eycc090030-tp

SUMMARY

This staff report concerns a matter that Community Council has delegated authority from City Council to make a final decision.

The purpose of this report is to recommend that Etobicoke York Community Council permit a maximum of seven parking stalls to be located in the Fairfield Avenue boulevard adjoining an existing church at 25 Fairfield Avenue.

Right-of-Way Management staff has determined that the applicant can use this section of Fairfield Avenue for vehicle parking purposes without any significant impact on traffic operations.

RECOMMENDATIONS

Transportation Services recommends that:

1. Etobicoke York Community Council allow the applicant to install and maintain seven vehicle parking stalls within the boulevard of Fairfield Avenue, aligned perpendicular to the street.
2. The applicant enters into a boulevard parking agreement with the City of Toronto, to the satisfaction of the City Solicitor.
3. The boulevard parking stalls are for use by the applicant's employees and parishioners, and cannot be loaned, leased, rented, or transferred.

4. The applicant, at their expense, registers the boulevard parking agreement on-title, to the satisfaction of the City Solicitor.
5. The applicant shall introduce “soft” landscaping in the Fairfield Avenue and Twenty-Sixth Street frontages of the site, and in the adjoining municipal boulevards, as shown in the site drawing submitted with this application.
6. The applicant shall obtain the necessary permits and pay all fees associated with introducing the boulevard parking stalls and landscaping.
7. Before executing the boulevard parking agreement, or installing the boulevard parking, the applicant shall confirm that the proposed boulevard parking does not require variances from the Etobicoke Zoning Code, and if such variances are necessary, the applicant shall receive approval from the Committee of Adjustment prior to installing the boulevard parking.
8. The applicant provides a tree protection plan to the satisfaction of the Parks, Forestry and Recreation Services Division.
9. The applicant satisfies these conditions at no expense to the municipality by April 30, 2010.

FINANCIAL IMPACT

Introducing boulevard parking stalls at this location will provide the City of Toronto an application fee of \$329.04 and a \$2,181.41 annual fee.

COMMENTS

The subject site is occupied by a single and partial two-storey church, constructed in 1958, that is located at the south-west corner of Twenty-Sixth Street and Fairfield Avenue. There are two parking spaces located on private property accessible from Twenty-Sixth Street.

There is a “No Parking Anytime” restriction on the north side of Fairfield Avenue between Twenty-Fourth Street and Twenty-Ninth Street, and a one hour parking limitation, (Monday to Saturday, 9:00 a.m. to 6:00 p.m.), on the south side of Fairfield Avenue, between Twenty-Fourth Street and Twenty-Ninth Street.

The applicant’s consultant submitted an application to install and maintain seven vehicle parking stalls within the Fairfield Avenue boulevard. As shown on the applicant’s site plan, this improvement will also require that the applicant remove the existing asphalt within the Twenty-Sixth Street/Fairfield Avenue boulevards and side yard frontage, restoring it with soft landscaping.

A map of the area is Attachment 1. Attachment 2 illustrates the seven proposed parking stalls within the boulevard area of the Fairfield Avenue right-of-way. Attachments 3 - 6 are photographs of the subject site.

The stalls are designed perpendicular to Fairfield Avenue, comply with the dimensional requirements of this Division, and are not expected to have a significant impact on neighbourhood traffic operations.

CONTACT

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SIGNATURE

John Niedra, P.Eng
Director, Transportation Services - Etobicoke York District

ATTACHMENTS

Attachment 1:	Map
Attachment 2:	Proposed Plan
Attachments 3-6:	Photographs