

855 Albion Road – Commercial Boulevard Parking

Date:	July 20, 2010
To:	Etobicoke York Community Council
From:	Director, Transportation Services – Etobicoke York District
Wards:	Ward 1 – Etobicoke North
Reference Number:	p:\2010\Cluster B\TRA\EtobicokeYork\eycc100131-tp

SUMMARY

This staff report is about a matter that Etobicoke York 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 12 parking stalls to be located in the Albion Road boulevard.

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

RECOMMENDATIONS

Transportation Services recommends that Etobicoke York Community Council approve:

1. Installing and maintaining 12 vehicle parking stalls within the boulevard of Albion Road.
2. Individual vehicle access from Albion Road to each boulevard parking stall is not permitted.
3. The applicant entering into a boulevard parking agreement with the City of Toronto, to the satisfaction of the City Solicitor.

4. That the use of the boulevard parking stalls shall be limited to the applicant's customers and employees, and cannot be loaned, leased, rented, or transferred.
5. That the applicant, at their expense, registers the boulevard parking agreement on-title to the satisfaction of the City Solicitor.
6. That the applicant obtain the necessary permits and pays all fees associated with introducing the boulevard parking stalls and, boulevard landscaping improvements, at no cost to the City and to the satisfaction of this Division.
7. The applicant shall, at their expense, introduce the landscaping and boulevard parking plan for the property and the surrounding municipal boulevards fronting on Albion Road and Riverdale Drive, as shown on the landscaping site plan dated June 22, 2010, prepared by Meta Form Architects Inc., such work to be completed within one year of Etobicoke York Community Council's approval of this application.
8. That the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

Financial Impact

Introducing 12 boulevard parking stalls at this location will provide the City of Toronto with an application fee of \$354.11 and a \$4,431.36 annual fee.

COMMENTS

The applicant submitted an application to install and maintain up to 12 vehicle parking stalls within the boulevard area of Albion Road.

The subject site is occupied by a two-storey commercial building, currently being used as a funeral home, which is located at the south-east corner of Albion Road and Riverdale Drive. The applicant proposes a new parking layout for the site that includes improvements to boulevard landscaping on Albion Road and Riverdale Drive, as well as legalizing a number of boulevard parking stalls abutting the Albion Road frontage of the site. As a condition to approving this boulevard parking application, the applicant will be required to complete the boulevard parking and landscaping improvements within one year of Etobicoke York Community Council's approval of this application, at no cost to the City and to the satisfaction of this Division.

Parking is prohibited on both sides of Albion Road, as well as on both sides of Riverdale Drive, between Albion Road and Lund Avenue.

Attachment 1 illustrates the subject site. Attachment 2 is a photograph of the subject site. Attachment 3 illustrates the 12 proposed parking stalls within the boulevard area of Albion Road.

The boulevard stalls comply with the requirements of this Division, and are not expected to have a significant impact on area traffic operations.

CONTACT

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SIGNATURE

Steven T. Kodama, P.Eng.

Acting Director, Transportation Services, Etobicoke York District

ATTACHMENTS

Attachment 1:	Map
Attachment 2:	Photograph
Attachment 3:	Proposed Plan