



## STAFF REPORT ACTION REQUIRED

### Commercial Boulevard Parking Appeal – 866 Bloor Street West

<b>Date:</b>	April 6, 2010
<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>	Trinity-Spadina – Ward 19
<b>Reference Number:</b>	Te10024te.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 commercial boulevard parking for one space for the ground floor occupant of 866 Bloor Street West. We do not recommend approval of commercial boulevard parking at this location because it does not meet the requirements of the former City of Toronto Municipal Code, Chapter 313.

#### RECOMMENDATIONS

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

1. deny the request for commercial boulevard parking at 866 Bloor Street West.

#### **Financial Impact**

There is no financial impact to the City as a result of this report.

#### **ISSUE BACKGROUND**

The ground floor occupant of 866 Bloor Street West, a two storey building consisting of a mix of commercial and residential, submitted an application for commercial boulevard parking. The applicant was advised that the location was not eligible for commercial

boulevard parking as there is no space for a vehicle on the boulevard and as such, the minimum requirement of 0.91 m setback cannot be met.

The property, 866 Bloor Street West, is a corner property flanking Carling Avenue. Carling Avenue is a one way street which runs north from Bloor Street West. This flanking side is where the parking has been requested, however, on the boulevard there is a hydro vault where parking is not permitted. As well, Fire Services has requested the installation of bollards in front of the pedestrian entrances in order to preclude the possibility of vehicles blocking access to these doorways.

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 Sidewalk. The relevant provisions include:

- a 0.91 m clearance from the sidewalk must be met; and
- a formal poll 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 criteria of the Code for the following reasons:

- the proposal does not meet the 0.91 m clearance from the sidewalk; and
- the formal poll to determine whether there is neighbourhood support for this application has not been conducted.

### **Other factors**

This property is located within permit parking area 3L, however permit parking is not authorized on this portion of Carling Avenue, and therefore permit parking is not affected. There are no permits registered to this address as it is a commercial property and does not qualify for the permit parking program.

On this portion of Carling Avenue, between Bloor Street West and Irene Avenue, there are no properties licensed for parking.

### **Alternate recommendations**

Should Community Council decide to grant the appeal for commercial boulevard parking at 866 Bloor Street West, it could recommend that:

1. the parking area not exceed 1.65 m by 3.9 m in dimension;
2. the applicant install bollards, as requested by Fire Services, in front of the pedestrian entrances, as shown on Appendix 'A';
3. the applicant pay for the installation of the ramp to service the proposed parking space; and
4. 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' - photos

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