



STAFF REPORT ACTION REQUIRED

Commercial Boulevard Parking Appeal – 770 Queen Street West

Date:	April 1, 2010
To:	Toronto and East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina – Ward 19
Reference Number:	Te10016te.row

SUMMARY

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 of 770 Queen Street West for parking. We do not recommend approval for right angled commercial boulevard parking at this location because it does not meet the requirements of the former City of Toronto Municipal Code. The applicant will be given an opportunity to make a deputation before Community Council.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. deny the request for right angled commercial boulevard parking at 770 Queen Street West.

Financial Impact

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

ISSUE BACKGROUND

The owner of 770 Queen Street West, a place of worship, submitted an application for additional commercial boulevard parking and a change to the configuration from three spaces parallel to seven 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 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.

Reasons 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

A poll was conducted in accordance with the City of Toronto Municipal Code Chapter 190, Polling and Notification Procedures. The area polled was on both sides of Bellwoods Avenue from 4 to 34 on the even side, including 770 Queen Street West and from 1 to 9 on the odd side including 766 Queen Street West. The deadline for receiving the ballots was March 4, 2010.

Total owners/tenants/residents polled	59	-----
Returned by post office	3	-----
Total eligible voters (total polled minus returned by post office)	56	100%
No reply	30	54%
Total ballots received (response rate)	26	46 %
In favour of parking (of ballots received)	17	65 %
Opposed to parking (of ballots received)	3	12 %
Spoiled ballots	6	23 %

The Code states that a poll will be considered valid when at least 25% of the ballots mailed out have been returned. This poll did meet the minimum response rate and

therefore is valid. The result of the poll is in favour of this application as the majority of the ballots returned were in favour of this application.

Other factors

This property is located within a permit parking area.

Permit parking is not authorized on this portion of Bellwoods Avenue, however, the property is within permit parking area 4H. There are no permits registered to this address as it is a commercial property and does not qualify for the permit parking program.

The installation of the additional ramping to service the proposed parking configuration does not affect permit parking.

On this portion of Bellwoods Avenue, between Queen Street West and Dundas Street West, there are four properties licensed for commercial boulevard parking and one property licensed for front yard parking.

Alternate recommendations

Should Community Council decide to grant the appeal for commercial boulevard parking at 770 Queen Street West, it could recommend that:

1. the parking areas not exceed 2.39 m by 4.94 m in dimension;
2. the applicant pay for the installation of the ramp to service the parking spaces; 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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ATTACHMENTS

Appendix 'A' - sketch
Appendix 'B' - property data map
Appendix 'C' - photos

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