



**STAFF REPORT
INFORMATION ONLY**

**Landscaping Conceptual Design of 94 Northcliffe
Boulevard, Toronto**

Date:	March 11, 2014
To:	City Council
From:	President, Toronto Parking Authority
Wards:	Ward 17 - Davenport
Reference Number:	

SUMMARY

At its meeting of February 25, 2014, Etobicoke York Community Council considered Transportation Services’ January 16, 2014 report entitled *Rescindment of Turn Prohibitions – St. Clair Avenue West at Northcliffe Boulevard to accommodate a change from one-way to two-way operation on Northcliffe Boulevard south of St. Clair Avenue West*. In response to this report, the Etobicoke York Community Council requested that the Toronto Parking Authority (“TPA”) report directly to City Council with the landscaping conceptual design for the proposed parking lot at 94 Northcliffe Boulevard (the “Property”), as agreed with the local community and the Ward Councillor.

The purpose of this report is to present City Council with the landscaping conceptual design for the proposed TPA 13-space surface parking facility at 94 Northcliffe Boulevard.

Financial Impact

This report has no financial impact beyond what has already been approved by the TPA’s Board of Directors.

DECISION HISTORY

At its October 26, 2011 meeting (TPA Board Minute #11-149), the TPA Board of Directors authorized staff to proceed with the purchase of the property known as 94 Northcliffe Boulevard for the purposes of constructing a surface parking lot.

At its February 25, 2014 meeting Etobicoke York Community Council recommended that:

1. City Council rescind the existing eastbound and westbound left turn prohibitions in effect at all times at St. Clair Avenue West and Northcliffe Boulevard;
2. City Council prohibit westbound right turns at all times at St. Clair Avenue West and Northcliffe Boulevard; and,
3. City Council prohibit eastbound left turns at all times at St. Clair Avenue West and Northcliffe Boulevard.

As part of this item, Etobicoke York Community Council requested that TPA report directly to City Council with the landscaping and conceptual design for the proposed parking lot at 94 Northcliffe Boulevard.

ISSUE BACKGROUND

Due to the TTC's streetcar thoroughfare improvement project along St. Clair Avenue, there has been a reduction in the supply of on-street parking which has created a greater need for alternative parking solutions. As a result, the TPA has been looking for a number of years for suitable sites within this neighbourhood to accommodate the high demand for parking in the area.

In 2012, the TPA purchased 94 Northcliffe Boulevard (a residential house) for the purposes of constructing a surface parking lot. It was identified that in order to make the site functional that the traffic direction along a portion of Northcliffe Boulevard would need to be changed from a one-way northbound to a two-way operation.

The TPA has discussed the acquisition of the Property and proposed Site Plan Control Application ("Site Plan") with the local Councillor, Cesar Palacio, and he is supportive of both the purchase and Site Plan as a means to secure and service existing and future short term public parking needs in the immediate neighbourhood. TPA staff have also contacted the adjacent neighbours to the Property to discuss the future redevelopment and Site Plan. No concerns have been noted to date.

COMMENTS

Site Location and Particulars

The subject property at 94 Northcliffe Boulevard, is located east of Dufferin Street and a short distance south of St. Clair Avenue West (see Attachment 1 - Site Location Map). The Property, improved with a two storey residential detached dwelling, measures approximately 41' x 125'.

The Property is positioned within a busy commercial / residential neighbourhood with Northcliffe being a one way arterial roadway travelling north to St. Clair Avenue. Residential uses tend to predominate to the west, south and east of the Property while higher density residential and storefront retail uses front St. Clair Avenue to the north. Immediately bordering the Property to the north is a private parking lot that serves the adjacent property Jerrett Funeral Homes.

Parking Supply and Demand Analysis

The development of a public parking facility at this location will help satisfy some of the increased parking demand within the area and prove beneficial for the following reasons:

- The presence of the streetcar lane has created access issues related to TPA operated parking facilities on the north side of St Clair Avenue West. This carpark will be located on the south side of St Clair where there are fewer parking facilities available; and,
- Several new restaurants have opened recently in the immediate neighbourhood including a number which have expanded their businesses.

Site Plan Control Application

TPA staff have submitted a Site Plan to the City for the purposes of redeveloping the Property. The TPA is working closely with City staff to meet and where possible exceed all requirements including opportunities to incorporate greening elements within the future parking facility. A copy of the revised Landscape and Tree Protection Plan that incorporates the most recent set of City staff comments has been included in this report (refer to Attachment 2). This revised drawing will be resubmitted to the City for their review and comment.

The TPA is proposing to demolish the existing single family dwelling and to develop the property with a 13 space public parking lot operated as a Pay and Display type of operation. The most easterly space closest to Northcliffe Boulevard has been designed as an accessible parking stall. Access is from Northcliffe Boulevard via a 7.3m wide driveway and all parking spaces are located along the north property line.

The driveway will be of permeable pavers throughout its full length on site and extending over the adjacent public road allowance to the travelled portion of the street. The parking spaces on site will be standard asphalt paving.

The road allowance in front of the site will accommodate the driveway as well as an area of landscaping at the northeast corner and bicycle rings. Additional landscaping has been incorporated along the western corners of the site. The TPA will also reinstate and upgrade a portion of the side yard of the adjacent dwelling to the south following installation of the screen fencing.

A 1.8m high wood privacy screen fence is proposed along the south and west property limit with a single bumper guard rail and concrete curb adjacent thereto. Along the north property line, the applicant proposed a TPA standard wood bumper guard rail.

For further information regarding the Property, please contact Marie L. Casista, Vice President of Real Estate, Development and Marketing at 416-393-7295.

CONTACT

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SIGNATURE

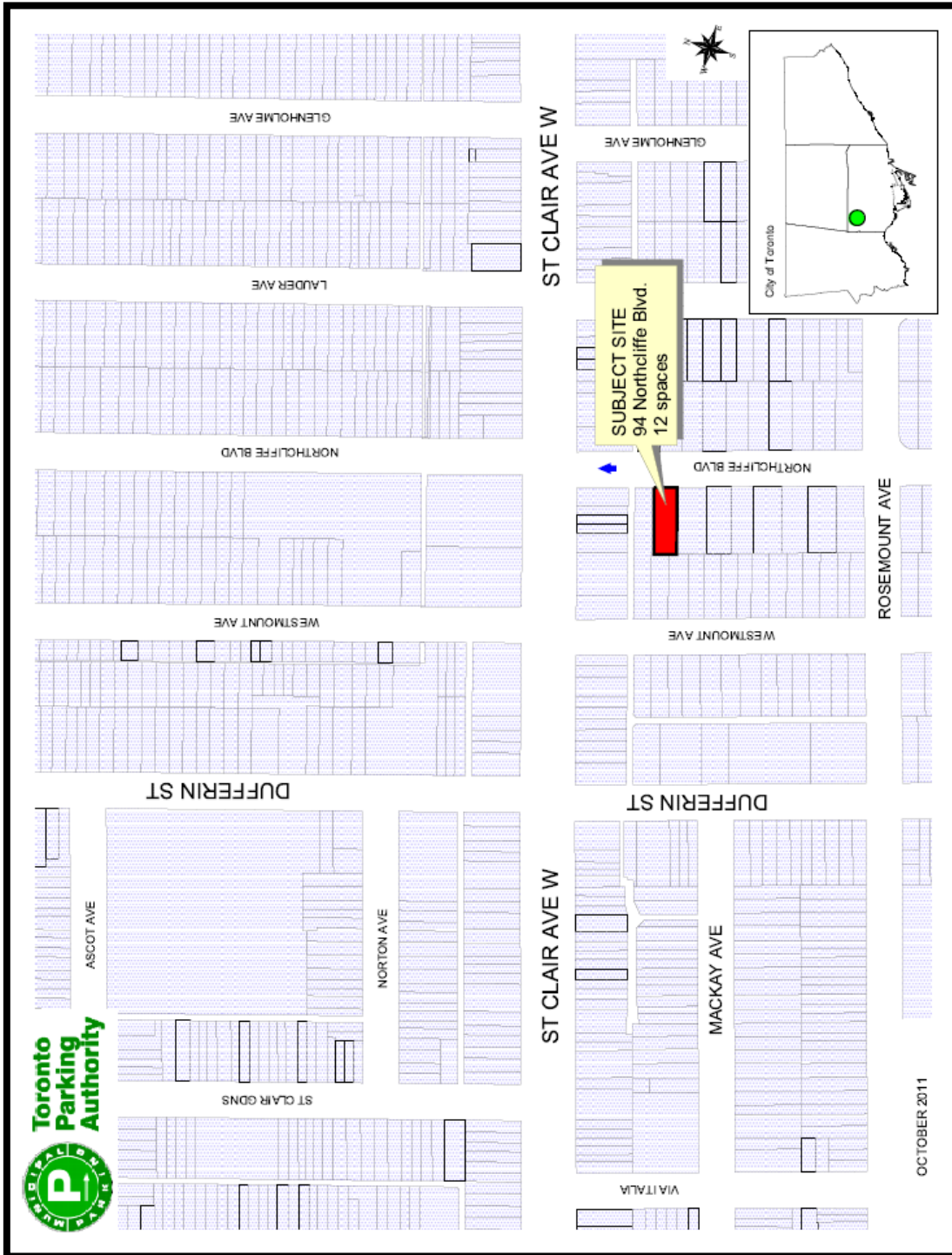
Lorne Persiko, President

ATTACHMENTS

Attachment 1 – Site Location Map

Attachment 2 – Proposed Landscape and Tree Protection Plan

Attachment 1 – Site Location Map



Attachment 2 – Proposed Landscape and Tree Protection Plan

