

Commercial Boulevard Parking Appeal - 226 Lawrence Avenue West

Date: March 25, 2019
To: North York Community Council
From: Manager, Permits and Enforcement - Parking,
Transportation Services
Wards: Ward 8 - Eglinton-Lawrence

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 commercial boulevard parking from the owner of 226 Lawrence Avenue West. Commercial Boulevard parking at this location is not recommended because it does not meet the criteria of the City of Toronto Municipal Code Chapter 743. The Code does not permit licencing of the boulevard for parking where vehicle access is from an arterial road.

RECOMMENDATIONS

The Manager, Permits and Enforcement - Parking, Transportation Services recommends that North York Community Council:

1. Deny the request for commercial boulevard parking at 226 Lawrence Avenue West; and
2. Request that the owner install barriers to prevent the unauthorized parking to the satisfaction of the General Manager of Transportation Services, as indicated in Attachment 'C', attached to the report dated March 25, 2019, from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

FINANCIAL IMPACT

There is no financial impact resulting from the adoption of the recommendations in this report.

DECISION HISTORY

The owner of 226 Lawrence Avenue West submitted an application for commercial boulevard parking for two parking spaces at this location. The premises operates as a doctor's office (Ford and Associates). The applicant was advised that the property was not eligible for commercial boulevard parking because it does not meet the regulations of the City of Toronto Municipal Code Chapter 743. The applicant subsequently submitted an appeal requesting further consideration of this request.

The proposal for commercial boulevard parking is shown on Attachment 'A'. A digital photo of the property is shown on Attachment 'B' and a sketch showing the installation of barriers is shown on Attachment 'C'.

COMMENTS

Applicable regulations

Commercial boulevard parking is governed by the criteria set out in the City of Toronto Municipal Code Chapter 743, Streets and Sidewalks. The relevant provision includes:

- not take individual vehicle access to a major or minor arterial road, and whenever practical, shall be located parallel to the road

Reasons for not approving

The property does not meet the above-noted criteria for the following reasons:

- parking stall(s) vehicle access from a major or minor arterial road

Polling results

A poll was conducted in accordance with the City of Toronto Municipal Code Chapter 190. The deadline for receiving the ballots was February 27, 2019. A total of 9 ballots were mailed out, and 4 ballots were returned, of which 4 were favourable to the application. As the poll did meet the minimum response rate and the majority of the ballots returned were in favour of this application. The poll is deemed to be a positive poll.

Alternate Recommendation

Should Community Council decide to grant the appeal for commercial boulevard parking at 226 Lawrence Avenue West, it could recommend that:

1. the parking stall(s) be designed to a minimum of 2.2 metres in width by 5.3 metres in length and not exceed 2.5 metres by 5.3 metres in dimension;
2. be designed and located in compliance with any existing zoning by-laws and regulations;
3. be located not less than 0.30 metres from any sidewalk for an angled or perpendicular parking configuration; and
4. the applicant pay all applicable fees and comply with all other criteria set out in the City of Toronto Municipal Code Chapter 743, Use of Streets and Sidewalks.

CONTACT

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SIGNATURE

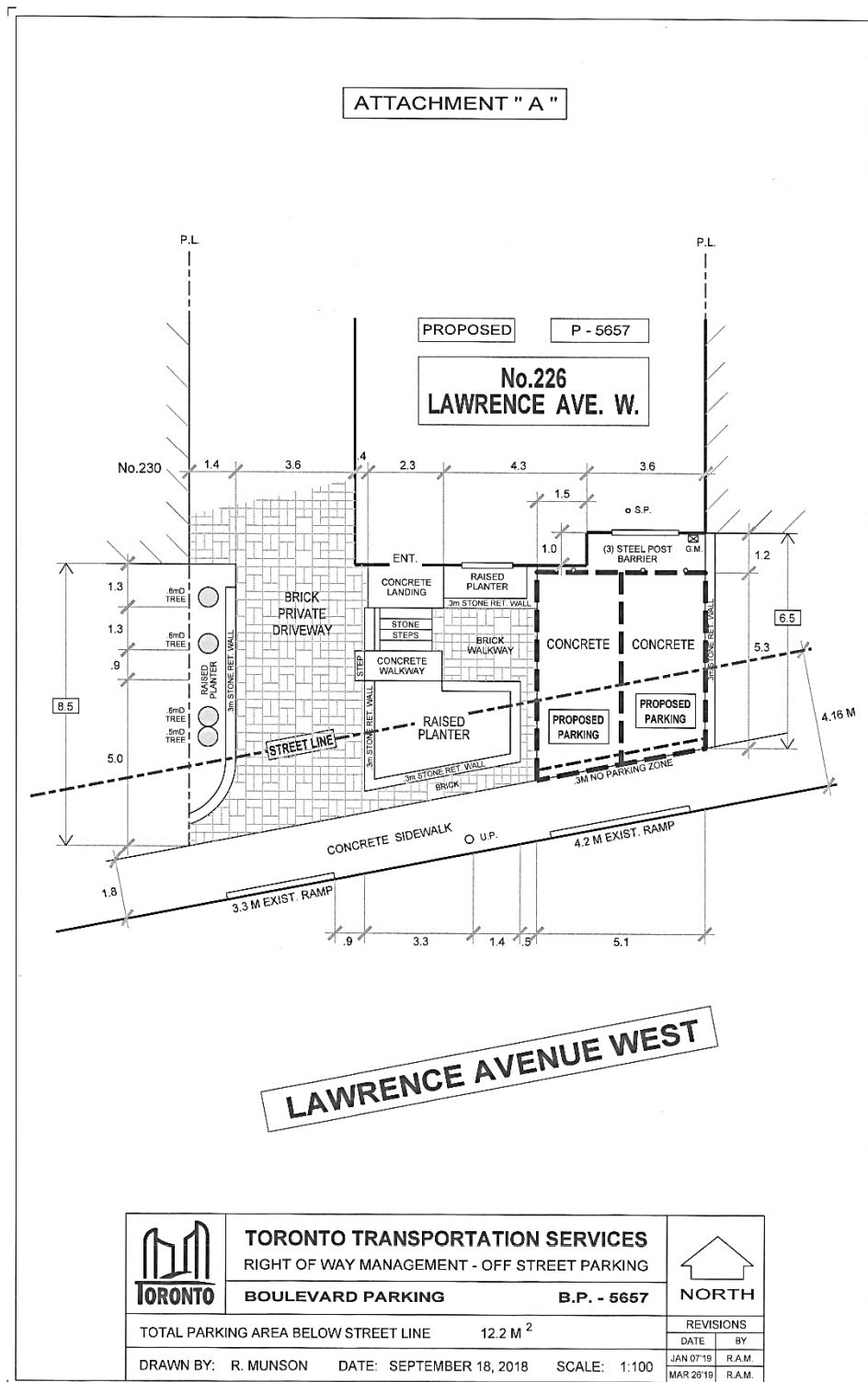
Andre Filippetti
Manager, Permits and Enforcement - Parking

ATTACHMENTS

Attachment 'A' - Sketch of the proposed commercial boulevard parking area
Attachment 'B' - Photo of the front yard or side yard
Attachment 'C' - Sketch showing barriers to be installed

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Attachment 'A' - Commercial Boulevard Parking Proposal - 226 Lawrence Avenue West



Attachment 'B' - Photo of the Front Yard - 226 Lawrence Avenue West



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