

Commercial Boulevard Parking Appeal – 11 River Street

Date: September 18, 2019
To: Toronto and East York Community Council
From: Manager, Permits & Enforcement – Parking, Transportation Services
Wards: Ward 13 - Toronto Centre

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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 11 River Street. Commercial Boulevard parking at this location is not recommended because of negative poll results. The regulations of the City of Toronto Municipal Code Chapter 743 do not permit commercial boulevard parking with negative poll results. The owner will be given an opportunity to make a deputation before Community Council.

RECOMMENDATIONS

The Manager, Permits & Enforcement – Parking, Transportation Services recommends that Toronto and East York Community Council:

1. Deny the request for commercial boulevard parking at 11 River Street

FINANCIAL IMPACT

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

DECISION HISTORY

The owner of 11 River Street submitted an application for commercial boulevard parking for 13 parking spaces at this location. The applicant was advised that the property was not eligible for commercial boulevard parking because it does not meet the regulation of the City of Toronto Municipal Code Chapter 743. The applicant subsequently submitted an appeal requesting further consideration of this request.

The commercial boulevard parking proposal had been circulated to the Engineering & Construction Services – Bridges, Structures & Expressways division. The division does not support this application. See Appendix 'A'

The proposal for commercial boulevard parking is shown on Attachment 'A' and digital photos of the property are shown on Attachment 'B'.

COMMENTS

Applicable regulation

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:

- polling, in a residential area, be conducted to determine whether there is neighbourhood support for the application and that such poll has a favourable result.

Reason for not approving

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

- negative poll results

Polling results

A poll was conducted in accordance with the City of Toronto Municipal Code Chapter 190. The deadline for receiving the ballots was January 15, 2019. A total of 18 ballots were mailed out, and 8 ballots (47%) were returned, of which 6 ballots (75%) were opposed to the application. The poll did meet the minimum response rate, but since the majority of ballots returned were opposed to the parking, the poll is deemed to be a negative poll.

Alternate Recommendation

Should Community Council decide to grant the appeal for commercial boulevard parking at 11 River Street, it could recommend that:

1. the parking stall be designed to a minimum of 2.2 metres in width by 5.3 metres in length and not exceed 2.5 metres by 5.6 metres in dimension;
2. the parking area be designed to comply with all zoning by-laws and regulations;
3. Pave the parking area with asphalt or concrete material, as indicated in Attachment 'A', attached to the report dated September 18, 2019, from the Manager, Permits & Enforcement – Parking, Transportation Services;
4. the applicant provide the landscape features substantially in accordance with the plan as indicated in Attachment 'A', attached to the report dated September 18, 2019, from the Manager, Permits & Enforcement – Parking, Transportation Services, to the satisfaction of the General Manager of Transportation Services;
5. the applicant pay for the installation of the permanent ramps to service the parking spaces; and
6. 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

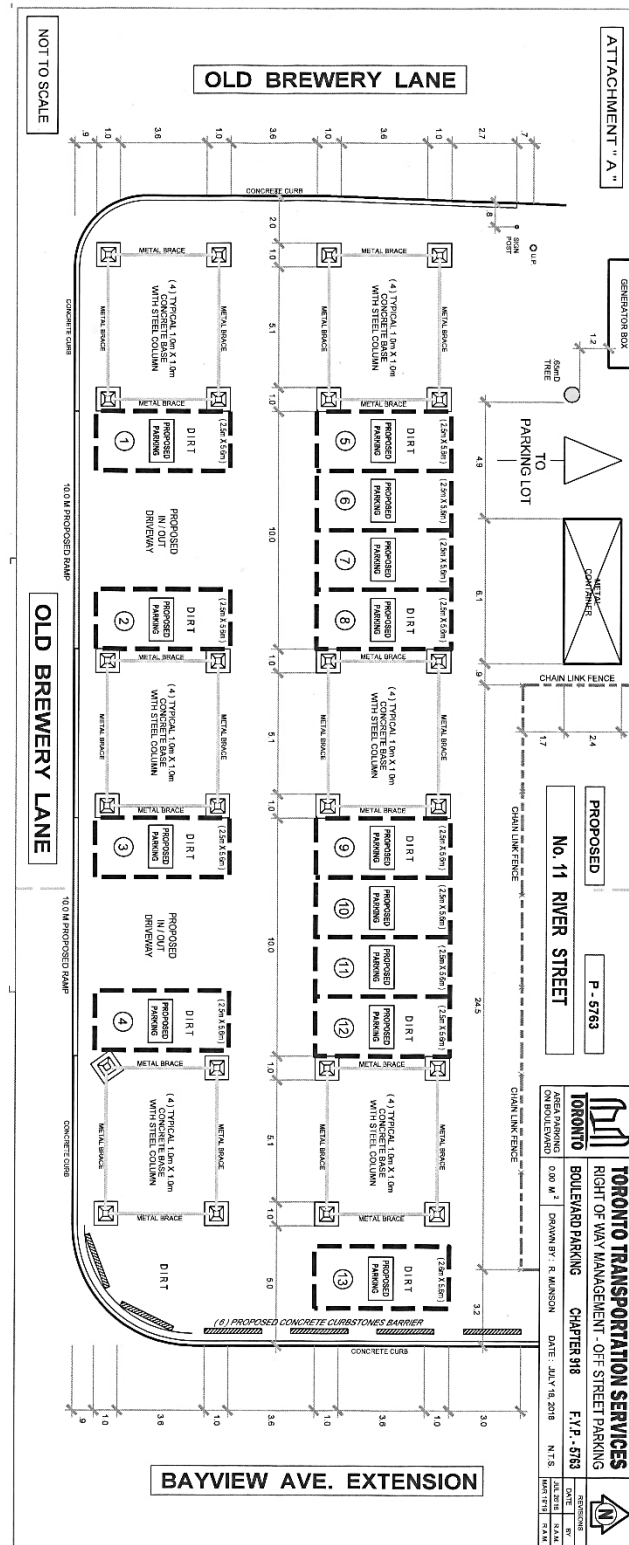
Rebecca O, Supervisor, Permits & Enforcement - Parking
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SIGNATURE

Andre Filippetti
Manager, Permits & Enforcement – Parking, Transportation Services

ATTACHMENTS

Attachment 'A' – Sketch of the proposed commercial boulevard parking area
Attachment 'B' – Photos of the proposed parking site
Appendix 'A' – Comments from Engineering & Construction Services



Attachment 'B.1' – Photo of proposed parking site



Attachment 'B.2' – Photo of proposed parking site



Attachment 'B.3' – Photo of proposed parking site



Attachment 'B.4' – Photo of proposed parking site



Attachment 'B.5' – Photo of proposed parking site



Appendix 'A' – Comments from Engineering & Construction Services

APPENDIX "A"

From: Philip Greer
Sent: June 11, 2019 1:11 PM
To: Rebecca O
Cc: Christopher Loader
Subject: RE: 11 River St- Toronto Humane Society

Rebecca,

I have reviewed the drawing and have the following comments.

We do not endorse parking as proposed under this structure for the following reasons:

1. Presently the only thing protecting the bridge pier columns and bracing elements in this location is the barrier curb. Opening up the area to parking will not only expose the structural elements to the vehicles parking under the bridge, but also, because of the drop curb at entrances, to all vehicles using the roadway.
2. With parking there is the chance for a vehicle fire to occur, or for items stored in the vehicles to ignite. Given the size of the members, and that they are steel and not concrete, and given the relatively low clearance, we feel that the risk of damage due to a fire is too great to risk parking.
3. Having parking under structures makes inspection and future maintenance more complicated and more costly. Coordination costs and costs associated with completing inspections around parked vehicles adds costs, which in our experience are greater than the benefits that can be gained from allowing parking.

Please let me know if you have any questions.

Thanks,

Philip