

Commercial Boulevard Parking Appeal - 170 Bedford Road

Date: September 18, 2019
To: Toronto and East York Community Council
From: Manager, Permits & Enforcement – Parking, Transportation Services
Wards: Ward 11 - University-Rosedale

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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 (CBP) from the owner of 170 Bedford Road. Commercial boulevard parking at this location is not recommended because on-street metered parking is in effect along the street fronting the proposed parking stalls. The regulations of the City of Toronto Municipal Code Chapter 743 do not permit CBP due to the installation of ramp to access the parking stalls will be contrary to municipal purpose due to loss of revenue from Toronto Parking Authority (TPA). 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 170 Bedford Road

FINANCIAL IMPACT

The permanent loss of revenue for two on-street metered parking spaces is estimated to be \$24,368.00 (estimate provided by TPA). If approved for CBP, the total yearly revenue for two parking spaces is \$917.00 (2019 annual fee).

DECISION HISTORY

The owner of 170 Bedford Road submitted an application for commercial boulevard parking for two parking spaces at this location. The applicant was advised that the property is 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', digital photo of the property is 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:

- Installation of the ramp to access the parking stalls will be contrary to municipal use

Reason for not approving

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

- On-street metered parking is in effect along the street providing access to proposed parking stalls

Polling results

A poll was conducted in accordance with the City of Toronto Municipal Code Chapter 190. The deadline for receiving the ballots was September 5, 2019. A total of 44 ballots were mailed out, and 18 ballots (41%) were returned, of which 14 ballots (78%) 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 170 Bedford Road, it could recommend that:

1. the parking stalls be designed to 2.2 metres in width by 5.3 metres in length and not exceed these dimensions;
2. the parking area be designed to comply with all zoning by-laws and regulations;
3. bike ring(s)/benches are to be removed by property owner, at no expense to the City of Toronto;
4. the applicant pay for the installation of the permanent ramp to service the parking spaces;
5. request the applicant provide compensation in the amount of \$24,368.00 for the cost of replacing the on-street metered 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

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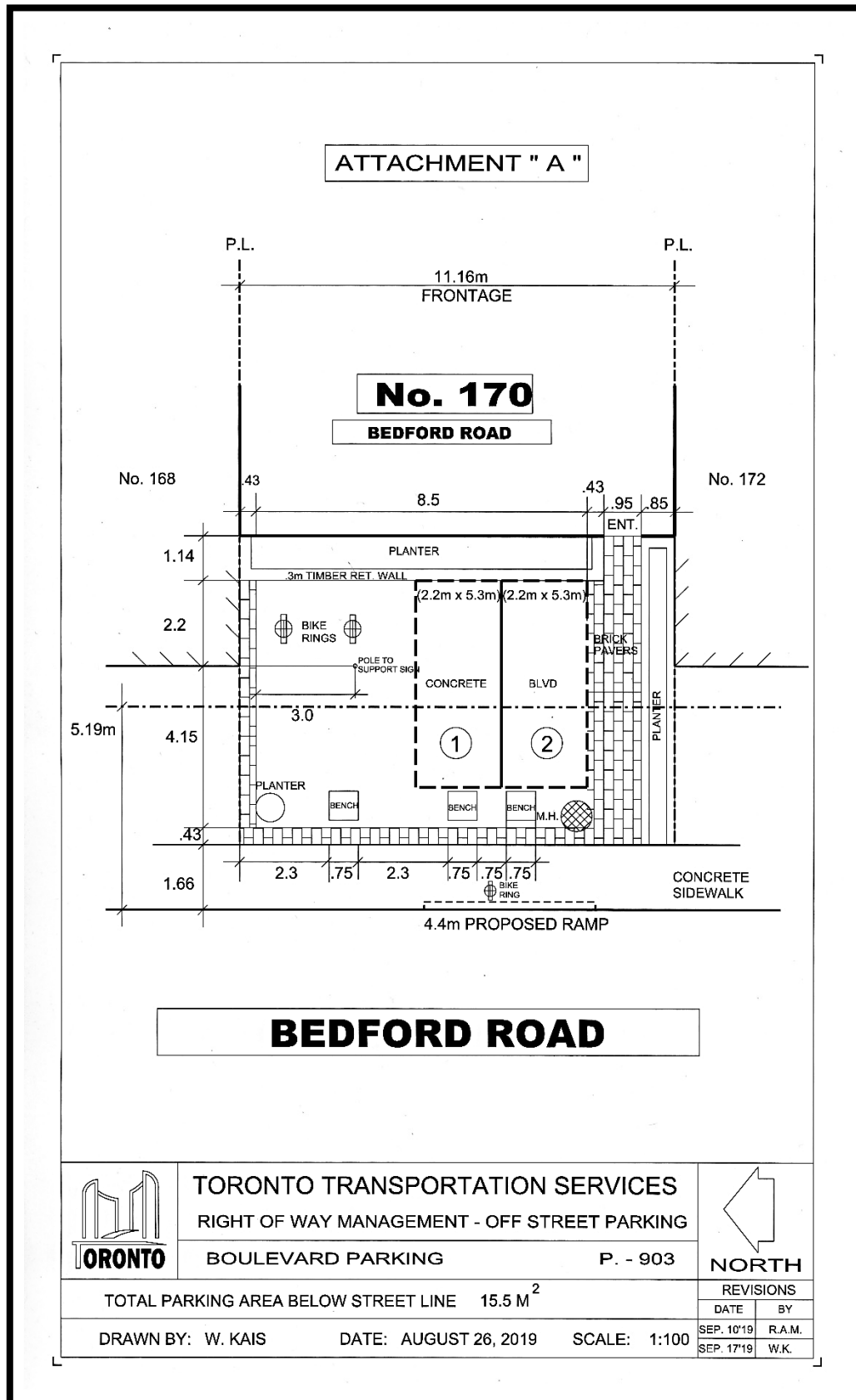
SIGNATURE

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

ATTACHMENTS

Attachment 'A' – Sketch commercial boulevard parking proposal
Attachment 'B' – Photo of proposed parking site

Attachment 'A' – Commercial boulevard parking proposal – 170 Bedford Road



Attachment 'B' – Photo of proposed parking site – 170 Bedford Road

