



**STAFF REPORT  
ACTION REQUIRED**

**Monogram Place - Parking Regulation Amendments**

<b>Date:</b>	March 23, 2007
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Transportation Services, Etobicoke York District
<b>Wards:</b>	Ward 2 – Etobicoke North
<b>Reference Number:</b>	eycc07055-to -- 4753

**SUMMARY**

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This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision.

The purpose of this report is to respond to a request from a business on Monogram Place to investigate the issue of removing the existing “No Parking Anytime” and two-hour parking limit. To remove the “No Parking Anytime” parking regulation, as requested by staff from Citifinancial, and allow employees to park for long duration (i.e. 8 hours) on the road, would exceed the three-hour limit that is in place across most of this part of the City and could result in increased requests for parking enforcement. This would also encourage visitors to park on the street to avoid parking in the parking lot provided at 2150 Islington Avenue, where there is a charge to park on this property.

**RECOMMENDATIONS**

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Transportation Services recommends to Etobicoke York Community Council that:

1. The request for amending the parking regulations on Monogram Place be refused.

**Financial Impact**

No financial impact will result from the adoption of this report.

## **ISSUE BACKGROUND**

Staff from Transportation Services attended a meeting with Councillor Rob Ford, Ward 2, Etobicoke North, along with staff from the Toronto Police Service, the City of Toronto's Parking Enforcement Unit and representatives of Citifinancial. The request from Citifinancial is to allow parking on the street for employees as they have indicated that not enough off-street parking is currently provided on the property at 2150 Islington Avenue both in the underground and the surface lot. A map of the area is Attachment No. 1.

## **COMMENTS**

Monogram Place is a local industrial road located south of Highway No. 401 and west of Islington Avenue. The legal speed limit on this road is 50 km/h. There is a sidewalk on the north side of the roadway. Currently, a "No Parking Anytime" prohibition exists on both sides of Monogram Place (approximately 500 metres), with the exception of an area posted on the north side of the road between the two driveways to 2150 Islington Avenue with a two hour limit. The road is 15.0 metres wide in the area of 2150 Islington Avenue and narrows to 9.6 metres further to the west. Toronto Transit Commission (TTC) provides surface transit along Islington Avenue directly to and from the Islington Subway Station.

At 2150 Islington Avenue, approximately 200 parking spaces are within the surface parking lot. There is also underground parking provided at this building; however, as staff did not have access to this lot, we are not aware of the number or occupancy of the spaces.

During our previous investigations, conducted in 2005 and 2006, we noted as little as two spaces available in the surface lot at 2150 Islington Avenue to as many as 44 vacant spaces. This includes parking stalls indicated as reserved and as visitor spaces.

As a result of these previous investigations, we did install the aforementioned two-hour parking limit on Monogram Place in an area abutting 2150 Islington Avenue. The intention was to allow some short duration on-street visitor parking for seven or eight cars. For long duration employee parking, staff from Citifinancial currently makes alternate arrangements to have some of their employees park in the Woodbine Centre parking lot with a shuttle service to their office.

Since the installation of the on-street two-hour limit, the parking lot at 2150 Islington Avenue began charging visitors to park at the rate of \$2.50 per 30 minutes. As a result, we observed that the two-hour permitted parking area on the road, which is a free parking alternative, is fully occupied throughout the day. During these same times, we did observe vacancies in the surface lot (between 3 and 21 spaces).

The following table reveals the results of our study conducted on March 5, 2007. This table shows the duration we observed motorists parking in the area posted with a two-hour limit.

<b>Number of Vehicles in the two- hour parking area on-street</b>	<b>Duration Parked</b>
8	2 – 3 hours
3	3 – 4 hours
1	4 – 7 hours
4	> 7 hours

As revealed in the above table, many motorists are parking longer than the two-hour limit. Police parking enforcement has taken place following this study.

Allowing additional parking on the street would likely result in similar practices. In view of this, coupled with the availability of off-street parking in the area, additional on-street parking is not recommended.

## **CONTACT**

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## **SIGNATURE**

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## **ATTACHMENTS**

Attachment No. 1: Map