

Parking Amendments: Village at York

Date:	December 10, 2009
To:	North York Community Council
From:	Director, Transportation Services Division, North York District
Wards:	Ward 8 – York West
Reference Number:	<i>ny10015</i>

SUMMARY

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with the City policy or by-laws.

To obtain approval to amend the existing parking regulations on both sides of Murray Ross Parkway, between Sentinel Road and the westerly limit of Murray Ross Parkway and on the north side of Murray Ross Parkway between Sentinel Road and Mansur Terrace to accommodate long-term overnight parking and short-term day time parking. Approval is also being requested for the implementation of restricting parking for 1 hour from 8:00 a.m. to 8:00 p.m., Monday to Friday on all of the local roadways within the “Village at York” Community.

The amendments to the parking regulations on Murray Ross Parkway will address the local residents concerns related to parking availability and the day time restrictions will address the residents concerns with the long term parking which occurs on the roadways.

RECOMMENDATIONS

Transportation Services Division recommends that North York Community Council:

1. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by deleting the No Parking, 8:00 a.m. to 4:00 pm, Monday to Friday, prohibition on the south side of Murray Ross Parkway, from a point 240 metres west of the westerly limit of Sentinel Road to a point 425 metres west of the westerly limit of Sentinel Road;

2. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by deleting the No Parking Anytime, prohibition on the south side of Murray Ross Parkway, from a point 240 metres west of Sentinel Road to the west limit of Sentinel Road;
3. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by deleting the No Parking Anytime, prohibition on the north side of Murray Ross Parkway, from the west limit of Sentinel Road to a point 425 metres west of the west limit of Sentinel Road;
4. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 12 hour permitted parking, from 8:00 p.m. to 8:00 a.m., on both sides of Murray Ross Parkway, from Sentinel Road to a point 425 metres west of Sentinel Road;
5. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Thursday, Friday, on the both sides of Murray Ross Parkway, from Sentinel Road to a point 425 metres west of Sentinel Road;
6. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on both sides of Murray Ross Parkway, , from Sentinel Road to a point 425 metres west of Sentinel Road;
7. Amend Schedule “A” of By-Law 30662, of the former City of North York, by installing 12 hour permitted parking from 8:00 p.m. to 8:00 a.m., anytime, on the both sides of Murray Ross Parkway, from Sentinel Road to the west limit of Murray Ross Parkway;
8. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Thursday, Friday, on the west/south side of Delabo Drive, from Cook Road to Sentinel Road;
9. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the west/south side of Delabo Drive, from Cook Road to Sentinel Road;
10. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Thursday, Friday, on the east side of Kidd Terrace, from Cook Road to Delabo Drive;

11. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the east side of Kidd Terrace, from Cook Road to Delabo Drive;
12. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Thursday, Friday, on the east side of Aldwinkle Heights, from Cook Road to Delabo Drive;
13. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the east side of Aldwinkle Heights, from Cook Road to Delabo Drive;
14. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Thursday, Friday, on the west side of Boot Terrace, from Cook Road to Assiniboine Road;
15. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the west side of Boot Terrace, from Cook Road to Assiniboine Road;
16. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Thursday, Friday, on the west side of Troyer Avenue, from Cook Road to Assiniboine Road;
17. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the west side of Troyer Avenue, from Cook Road to Assiniboine Road;
18. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Thursday, Friday, on the east side of Sheffer Terrace, from Cook Road to Assiniboine Road;
19. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the east side of Sheffer Terrace, from Cook Road to Assiniboine Road;
20. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Thursday, Friday, on the north side of Assiniboine Road, from Boot Terrace to Evelyn Wiggins Drive;

21. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the north side of Assiniboine Road, from Boot Terrace to Evelyn Wiggins Drive;
22. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Thursday, Friday, on the west side of Boake Street, from Cook Road to Assiniboine Road;
23. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the west side of Boake Street, from Cook Road to Assiniboine Road;
24. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday to Friday, on the west side of Haynes Avenue, from Cook Road to Assiniboine Road;
25. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the west side of Haynes Avenue, from Cook Road to Assiniboine Road;
26. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Thursday, Friday, on the east side of Haynes Avenue, from Cook Road to Murray Ross Parkway;
27. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the east side of Haynes Avenue, from Cook Road to Murray Ross Parkway;
28. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Thursday, Friday, on the west side of Hackett Avenue, from Cook Road to Assiniboine Road;
29. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the west side of Hackett Avenue, from Cook Road to Assiniboine Road;
30. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday to Friday, on the east side of Leitch Avenue, from Murray Ross Parkway to Assiniboine Road;

31. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the east side of Leitch Avenue, from Murray Ross Parkway to Assiniboine Road;
32. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Thursday, Friday, on the north side of Cook Road, from Delabo Drive to Leitch Avenue;
33. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the north side of Cook Road, from Delabo Drive to Leitch Avenue;
34. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Thursday, Friday, on the north side of Applebaum Terrace, from Leitch Avenue to Evelyn Wiggins Drive;
35. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the north side of Applebaum Terrace, from Leitch Avenue to Evelyn Wiggins Drive;
36. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Thursday, Friday, on the north side of Saywell Avenue, from Leitch Avenue to Evelyn Wiggins Drive;
37. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the north side of Saywell Avenue, from Leitch Avenue to Evelyn Wiggins Drive;
38. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Thursday, Friday, on the north side of Bowsfield Road, from Sentinel Road to Leitch Avenue;
39. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the north side of Bowsfield Road, from Sentinel Road to Leitch Avenue;
40. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Thursday, Friday, on the east side of Manzur Terrace, from Murray Ross Parkway to Bowsfield Road;

41. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the east side of Manzur Terrace, from Murray Ross Parkway to Bowsfield Road;
42. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Thursday, Friday, on the east side of Herzberg Gardens, from Murray Ross Parkway to Bowsfield Road;
43. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the east side of Herzberg Gardens, from Murray Ross Parkway to Bowsfield Road;
44. Amend Schedule X of By-law No. 31001, of the former City of North York, by installing 1 hour permitted parking, from 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Thursday, Friday, on the east side of Evelyn Wiggins Drive, from Murray Ross Parkway to Assiniboine Road; and
45. Amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking, from 8:00 a.m. to 8:00 pm, Wednesdays, on the east side of Evelyn Wiggins Drive, from Murray Ross Parkway to Assiniboine Road.

FINANCIAL IMPACT

All costs associated with the amendments to the parking regulations on Murray Ross Parkway are included within the Transportation Services Division's 2010 Operating Budget estimates.

ISSUE BACKGROUND

Transportation Services Division, North York District, was requested by Councillor Anthony Perruzza, on behalf of Village at York Ratepayers Association, to amend the existing parking prohibitions on both sides of Murray Ross Parkway and to allow for long-term overnight parking and short term day time parking. They have also requested that short term day time parking be installed on all of the remaining local roadways within the community (Village at York).

The local residents have indicated that since that the "The Village at York" subdivision was constructed with rear lanes and no front yard driveways, they believe that there is a lack of long term on street parking for the residents of the homes. As such, they are of the opinion that long term overnight parking is required in the area. Additionally, they are concerned with the excessive number of vehicles parked on the roadways in excess of the three hour parking limit during the weekdays. These vehicles tend to be operated by students attending York University, which is within walking distance of the Village of York.

COMMENTS

Long Term Parking: Murray Ross Parkway

Murray Ross Parkway between Keele Street and Sentinel Road is classified as a collector roadway and from Sentinel Road to the westerly limit of the roadway it is classified as a local roadway. Murray Ross Parkway consists of a four lane cross section from approximately Mansur Terrace to the westerly limit of Murray Ross Parkway. The intersection of Murray Ross Parkway and Sentinel Road is controlled by traffic control signals.

The new residential subdivision located on the north side of Murray Ross Parkway, is comprised of low and medium density residential dwellings and was approved with rear yard garages and no front yard driveways. Located on the south side of Murray Ross Parkway are the Ontario Power Generation, Finch Hydro Corridor Field and a single high-rise apartment complex at the west end of Murray Ross Parkway.

Currently parking is prohibited at all times on both sides of Murray Ross Parkway between Columbia Gate and Sentinel Road. Parking is also prohibited on the north side of Murray Ross Parkway from Sentinel Road to the westerly limit of the roadway. On the south side of Murray Ross Parkway, parking is prohibited 8:00 a.m. to 4:00 p.m. Monday to Friday, from a point 240 metres west of Sentinel Road to the west limit of Sentinel Road, thus permitting three hour parking in the evenings and weekends. Parking is prohibited at any time on the south side of the Murray Ross Parkway from Sentinel Road to a point 240 metres west of Sentinel Road. It should also be noted that parking is prohibited at anytime on both sides of the public lanes within the subdivision north of Murray Ross Parkway.

This Division's review has determined that the current parking prohibitions on Murray Ross Parkway were originally installed to address students of York University using both sides of the roadway for long term day time parking. A recent site review during the day time hours indicated that minimal parking was occurring on either side of Sentinel Road. Therefore, it is not expected that the students will park during the day time hours on both sides of Murray Ross Parkway, west of Sentinel Road.

It should be noted that the City of Toronto in an effort to provide long term on-street parking in excess of 3 hours has implemented Overnight Permit Parking in certain Wards within the City. The on-street residential permit parking program is regulated pursuant to Chapter 925 of the Toronto Municipal Code. However, when the development of the on-street residential permit parking section of the code was developed, City Council endorsed North York Community Councils requirements that this program only be provided to Wards 15, 16, 25 and 26. The community which is being reviewed at this time is located outside of the above prescribed area (Ward – York West) and as such on-street permit parking is not permitted.

The former City of North York in an effort to control overnight parking during the winter months (December 1 to March 31) enacted By-law 30662. This by-law prohibits parking of vehicles on the roadway from 2:00 a.m. to 6:00 a.m., December 1st to March 31st, thus, removing any hindrances to the snow removal operations. It should be noted that this by-law is unique as it only applies to the former City of North York roadways.

Therefore, in view of the above in order to provide overnight parking, an exemption to the Overnight Winter Maintenance By-law 30662, must be granted for this section of Murray Ross Parkway. The policy of the former City of North York for the exemption from the Overnight Winter Maintenance By-law indicates that consideration will only be made if all of the following conditions are met:

Murray Ross Parkway	Satisfied (YES/NO)
residential zoning	YES
where existing on-site parking is utilized 100%	YES
where existing on-site parking availability for tenants/homeowners is less than 100%	YES
where the roadway is 8.5 metres or greater	YES
where there is no room for on-site expansion	YES
where there is suitable space on-street	YES
Overall Warrant	YES

Based on the above evaluation, the requirements of the criteria established by the former City of North York for exemption to By-law 30662 have been met. It should be noted that when overnight parking is provided, it typically occurs on an alternating side format. However, given the nature of the developments on this roadway and that there are two lanes of traffic per direction on Murray Ross Parkway, it is not necessary to implement the overnight parking on an alternate side basis along this section of roadway.

Additionally, the Toronto Parking Authority (TPA) was consulted with regards to the feasibility of installing long term Pay and Display Units along this roadway. They have indicated that the installation of Pay and Display Units can be used given that Permit Parking is not permitted in this area of the City of Toronto, however, they would prefer to see the effectiveness of the 12 hour parking prior to recommending the installation of the Pay and Display units.

Day time Parking Restrictions:

Currently, parking is prohibited at anytime on one side of all of the residential roadways within this community and three hour parking is permitted on the opposite side.

All of the roadways that are being reviewed as part of this report, with the exception of Murray Ross Parkway are 8.5 metres wide and have a municipal sidewalk on both sides of the roadway.

A review of the area by staff has indicated that the students of York University are indeed parking on the roadways in excess of three hours. As such the Toronto Police Service –

parking Enforcement Unit are continuously providing enforcement of the three hour limit within this community. However, the enforcement efforts have not reduced the number of vehicles parked on the roadway on a daily basis.

This Division's review has indicated that given that the roadways are a minimum of 8.5 metres wide and that there are no driveways along these roadways the current parking activity does not impact two-way traffic flow. However, it was noted that vehicles are being parked within 15 metres of intersections, thus resulting in disrupting traffic flow at these intersections. Therefore, Staff recommends that 15 metre corner "No Parking Anytime" signage be installed at all of the intersections within this community.

With regards to residents request for the implementation of "1 hour 8:00 a.m. to 8:00 p.m., Monday to Friday" permitted parking restrictions, Staff has consulted with the Road Operations Unit. The Road Operations Unit has requested that in order to facilitate road maintenance operations, such as street sweeping, catch basin repairs and snow removal within this area that parking be prohibited at all times on Wednesdays between the hours of 8:00 a.m. and 8:00 p.m.

Therefore, in view of the above comments Traffic Operations staff could support the implementation of 1 Hour Permitted Parking from 8:00 a.m. to 8:00 p.m. on Mondays, Tuesdays, Thursdays and Fridays. Three hour parking will be permitted on the weekends.

The introduction of the overnight parking on Murray Ross Parkway should not have an adverse effect on two-way traffic flow, given the overall width of the roadway. As per the implementation of the one hour parking limit on all of the local roadways, this restriction will address the residents' concerns regarding day-time long term parking.

Councillor Anthony Perruzza has been advised of our recommendations.

CONTACT

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SIGNATURE

Myles Currie, B.A.
Director

ATTACHMENTS

- Attachment 1: Map – Permitted Parking Layout, Murray Ross Parkway from the Westerly Limit of Murray Ross Parkway to Mansur Terrace (*ny10015_map1*)
- Attachment 2: Map – Parking Restrictions, Murray Ross Parkway from the Westerly Limit of Murray Ross Parkway to Mansur Terrace (*ny10015_map2*)
- Attachment 3: Map – Parking Restrictions, Village of York Community (*ny10015_map3*)
- Attachment 4: Signage Plan – Village at York Community (*ny10015_map4*)