



## STAFF REPORT ACTION REQUIRED

### Road Alterations and Pay Parking: Sheppard Avenue East

<b>Date:</b>	May 17, 2012
<b>To:</b>	North York Community Council
<b>From:</b>	Acting Director, Transportation Services, North York District
<b>Wards:</b>	<b>Ward 24 - Willowdale</b>
<b>Reference Number:</b>	ny12065

#### **SUMMARY**

---

Since the Toronto Transit Commission (TTC) operates a transit service on Sheppard Avenue East, City Council approval of this matter is required.

At its meeting on April 17, 2012, North York Community Council Report No. NY15.23 requested the Acting Director, Transportation Services to report back on the feasibility of widening Sheppard Avenue East in the area of 650 Sheppard Avenue East to facilitate on street parking in 2012 and with the financial arrangements to pay for the widening which may include a contribution from the developer of St. Gabriel's Village.

To obtain approval for a Road Alteration by-law to facilitate the construction of a lay-by for the purpose of parking on the north side of Sheppard Avenue East from a point 35 metres west of the driveway to 650 Sheppard Avenue East to a point 120 metres west including amendments for the approval of pay parking within the limits of the proposed lay-by.

The construction of a parking lay-by on the north side of Sheppard Avenue East would address the demand for additional parking for residents and patrons of the local businesses.

## **RECOMMENDATIONS**

---

Transportation Services, North York District recommends that City Council:

1. Approve Transportation Services request to direct the City's Legal Division to introduce the appropriate Road Alterations by-law to permit the construction of a lay-by for the purposes of parking on the north side of Sheppard Avenue East west of the driveway to 650 Sheppard Avenue East;
- 2.
3. Approve the installation of Pay and Display parking machines on the north side of Sheppard Avenue East from a point 35 metres west of the driveway to 650 Sheppard Avenue East to a point 77 metres further west, to operate between the hours of 8:00 a.m. to 9:00 p.m., Monday to Saturday, and 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$2.00 per hour for a maximum period of 3 hours;
4. Approve the deletion of the no parking at anytime prohibitions on the north side of Sheppard Avenue East between Victoria Park Avenue and Beecroft Road;
5. Approve the prohibition of parking at anytime on the north side of Sheppard Avenue East between Beecroft Road and a point 112 metres west of the driveway to 650 Sheppard Avenue East and also between a point 35 metres west of the driveway to 650 Sheppard Avenue East and Victoria Park Avenue.
6. Approve the construction of the parking lay-by conditional upon funding from Toronto Parking Authority and Shane Baghai Development Inc.

### **Financial Impact**

The construction work will be undertaken externally by Shane Baghai Developments Inc. with a separate agreement between the Toronto Parking Authority and Shane Baghai Developments Inc. regulating funding and other necessary arrangements.

All costs associated with the installation of a lay-by on the north side of Sheppard Avenue East estimated at approximately \$300,000 will be shared by both the Toronto Parking Authority (\$110,000) and the Shane Baghai Developments Inc. up to \$190,000.

The Toronto Parking Authority is expected to recoup its contribution to the initial capital cost through parking revenues over a 15-year period.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

## **ISSUE BACKGROUND**

Transportation Services has been requested by the Ward Councillor to review the feasibility of constructing a lay-by on the north side of Sheppard Avenue East, west of the intersection of Greenbriar Road/driveway to 650 Sheppard Avenue East, for the purposes of parking. The proposed parking lay-by would be regulated by pay and display parking machines.

At the February 17, 2004 meeting of North York Community Council, Report No. 2 – Clause No. 35 made recommendations for the approval of the development of the St. Gabriels Church site at 650 Sheppard Avenue East which included a clause requesting staff to report to North York Community Council on a plan to incorporate a widening of this section of Sheppard Avenue East to facilitate on street parking.

The request for a parking lay-by on the north side of Sheppard Avenue East would require modifications to the boulevard and sidewalk and would provide improved accessibility and availability of parking for residents and businesses in the area.

## **COMMENTS**

Sheppard Avenue East is classified as a major arterial road with a posted speed limit of 60 km/h. The roadway consists of a five lane cross section including left turn lanes at the signalized intersection of Sheppard Avenue East and Greenbriar Road. The driveway to 650 Sheppard Avenue East on the north side of the road forms the fourth leg of the intersection.

The land use on this section of Sheppard Avenue East consists primarily of multi-unit residential buildings with retail on the ground floor. Additional parking for residents and local businesses is provided below grade on private property.

The proposed lay-by for parking on the north side of Sheppard Avenue East would begin approximately 35 west of the intersection and would have a capacity to accommodate 11 parking spaces. In addition, the sidewalk on the north side of the road would require a minor relocation. The installation of the lay-by would not have a negative impact on vehicle traffic or transit operations at this location.

In view of the above, this Division recommends the installation of a lay-by for the purpose of providing additional accessible parking for residents and the patrons of businesses in the area.

The Ward Councillor supports the recommendations of this report.

## **CONTACT**

Ann S. Khan, P.Eng.  
Manager, Traffic Operations  
Transportation Services Division, North York District  
Tel: 416-395-7463 Fax: 416-395-7544  
Email: [akhan5@toronto.ca](mailto:akhan5@toronto.ca)

## **SIGNATURE**

---

Pascoal D'Souza  
Acting Director

## **ATTACHMENTS**

Attachment 1: map