

Parking Amendments - Helendale Avenue

Date: June 10, 2022

To: North York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 8 - Eglinton-Lawrence

SUMMARY

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

Transportation Services is recommending that stopping be prohibited at all times on the north side of Helendale Avenue, between Yonge Street and a point 98.6 metres west, on the south side, between Yonge Street and a point 50 metres west, and between a point 69 metres west of Yonge Street and Duplex Avenue. The stopping prohibitions are necessary to maintain two-way traffic flow.

A passenger loading zone is also recommended in the new layby on the south side of Helendale Avenue, between a point 50 metres west of Yonge Street and a point 19 metres further west. The layby was constructed when the road was narrowed.

The proposed amendments will allow for safe and efficient two-way traffic but will result in the loss of approximately 8 parking spaces (pay and display during the day and overnight permit parking). Paid public parking is available in the new garage within 2376 Yonge Street.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

1. North York Community Council prohibit stopping at all times on the north side of Helendale Avenue, between Yonge Street and a point 98.6 metres west.
2. North York Community Council prohibit stopping at all times on the south side of Helendale Avenue, between Yonge Street and a point 50 metres west and between a point 69 metres west of Yonge Street and Duplex Avenue.

3. North York Community Council prohibit standing at all times on the south side of Helendale Avenue, between a point 50 metres west of Yonge Street and a point 19 metres further west.
4. North York Community Council designate a passenger loading zone to be in effect at all times on the south side of Helendale Avenue, between a point 50 metres west of Yonge Street and a point 19 metres further west.
5. North York Community Council rescind the existing parking machine regulation, in effect from 10:00 a.m. to 6:00 p.m. Monday to Saturday, for a maximum period of three hours and at a rate of \$3.00 per hour on the north side of Helendale Avenue, between Yonge Street and a point 68.6 metres west.
6. North York Community Council rescind the existing parking machine regulation in effect from 6:00 p.m. to 10:00 p.m. Monday to Saturday and 1:00 p.m. to 10:00 p.m. Sunday, for a maximum period of four hours and at a rate of \$3.00 per hour on the north side of Helendale Avenue, between Yonge Street and a point 68.6 metres west.
7. North York Community Council rescind the parking prohibition in effect from 10:00 a.m. to 6:00 p.m. on the north side of Helendale Avenue, between a point 68.6 metres west of Yonge Street and a point 98.6 metres west of Yonge Street.
8. North York Community Council rescind the parking prohibition in effect at all times on the south side of Helendale Avenue, between Yonge Street and Duplex Avenue.
9. North York Community Council amend the parking by permit only regulation in effect 12:01 a.m. to 10:00 a.m. on the even (north) side of Helendale Avenue, between Yonge Street and Duplex Avenue, to be in effect from a point 98.6 metres west of Yonge Street to Duplex Avenue.

FINANCIAL IMPACT

The signage costs associated with the proposed amendments are approximately \$2,000. Funding is available within the Transportation Services 2022 Operating Budget. The cost of the removal of the Pay and Display machines will be assumed by the Toronto Parking Authority.

DECISION HISTORY

City Council, at its meeting on July 8, 9, 10, and 11, 2014, adopted item MM54.21 which authorized the City Solicitor to advise the Ontario Municipal Board that City Council supported a settlement in principle of the zoning by-law appeals related to 2360-2378 Yonge Street and 31, 33, 35 and 37 Helendale Avenue. Subsequently, a settlement was reached that authorized the construction of a 29-storey mixed use residential and retail development with 3 levels of below-grade parking at 2360 Yonge Street.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.MM54.21>

COMMENTS

In 2021 the construction of a mixed use high rise condominium was completed at 2360-2378 Yonge Street and 31, 33, 35 and 37 Helendale Avenue. As part of this development, Helendale Avenue, between Yonge Street and a point 80 metres west, was narrowed to 6.5 metres wide in order to widen the sidewalk on the south side of the street. A layby for three vehicles was also constructed on the south side of this section of the street.

Existing Conditions

Helendale Avenue is characterized by the following conditions:

- It is a two-lane, east/west local roadway
- It operates two-way traffic on a pavement width of approximately 8.5 metres, except within 80 metres of Yonge Street where it is 6.5 metres wide
- The daily two-way traffic volume is approximately 3,500 vehicles
- The speed limit is 40 km/h
- Heavy trucks are prohibited at all times
- There is no TTC service
- There are sidewalks on both sides of the street

The parking regulations on Helendale Avenue, within the subject section are as follows:

North side

- Pay and display parking from 10:00 a.m. to 10:00 p.m., Monday to Saturday, 1:00 p.m. to 10:00 p.m., Sunday, between Yonge Street and a point 68.6 metres west
- No Parking from 10:00 a.m. to 6:00 p.m., between a point 68.6 metres west of Yonge Street and a point 30 metres further west
- Permit parking from 12:01 a.m. to 10:00 a.m., daily

South side

- No parking anytime

Proposed Changes

Observations revealed that two-way traffic is not possible on the 6.5 metre wide section of Helendale Avenue due to parking on the north side of the street. This results in traffic taking turns through the narrowed section, driving on the sidewalk and queues extending east onto Yonge Street and west on Helendale Avenue. During our investigation it was revealed that accessible permit holders often park for the entire day on the south side of much of the 8.5 metre wide section of the street since they are exempt from the existing parking prohibition. This activity obstructs two-way traffic.

Prohibiting stopping at all times on the north side of Helendale Avenue, between Yonge Street to a point 98.6 metres west will allow for two-way travel through the 6.5 metre wide section of the street. This will result in the loss of approximately 8 parking spaces. Paid public parking is available in the new garage within 2376 Yonge Street. The proposed stopping prohibition extends 30 metres west of the narrowed section to the

limits of an existing daytime parking prohibition where there are driveways and a fire hydrant that preclude parking.

Prohibiting stopping on the south side of Helendale Avenue, between Yonge Street and Duplex Avenue, except in a new layby in the narrowed section, will keep the south side of the street clear for vehicle travel. Within the layby, a passenger loading zone where standing is prohibited at all times is proposed.

A map of the area and proposed parking amendments is included in Attachment 1.

The Ward Councillor has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

Roger Browne, M.A.Sc., P. Eng.
Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Map - Parking Amendments - Helendale Avenue

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