

Parking Amendments - Haynes Avenue and Leitch Avenue

Date: January 31, 2025

To: Etobicoke York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 7 - Humber River - Black Creek

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 short term parking (maximum 15 minutes) be permitted at all times on a portion of Haynes Avenue and Leitch Avenue. In addition, that stopping be prohibited at all times on these two streets, between The Pond Road and Assiniboine Road, outside of the short-term parking areas. The proposed regulations will mitigate concerns with congestion and excessive parking while ensuring the abutting retail units have a designated area for short term parking for patrons.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

1. Etobicoke York Community Council prohibit stopping at all times on the east side of Haynes Avenue, between The Pond Road and Assiniboine Avenue.
2. Etobicoke York Community Council prohibit stopping at all times on the west side of Haynes Avenue, between The Pond Road and a point 30 metres south.
3. Etobicoke York Community Council authorize parking for a maximum period of 15 minutes at all times, on the west side of Haynes Avenue, between a point 30 metres south of The Pond Road and a point 40 metres further south.
4. Etobicoke York Community Council prohibit stopping at all times on the west side of Haynes Avenue, between a point 70 metres south of The Pond Road and Assiniboine Road.
5. Etobicoke York Community Council prohibit stopping at all times on the east side of Leitch Avenue, between The Pond Road and Assiniboine Avenue.

6. Etobicoke York Community Council prohibit stopping at all times on the west side of Leitch Avenue, between The Pond Road and a point 30 metres south.

7. Etobicoke York Community Council authorize parking for a maximum period of 15 minutes at all times, on the west side of Haynes Avenue, between a point 30 metres south of The Pond Road and a point 35 metres further south.

8. Etobicoke York Community Council prohibit stopping at all times on the west side of Leitch Avenue, between a point 65 metres south of The Pond Road and a point 38 metres further south.

9. Etobicoke York Community Council authorize parking for a maximum period of 15 minutes at all times, on the west side of Haynes Avenue, between a point 103 metres south of The Pond Road and a point 15 metres north of Assiniboine Avenue.

10. Etobicoke York Community Council prohibit stopping at all times on the west side of Leitch Avenue, between Assiniboine Avenue and a point 15 metres north.

FINANCIAL IMPACT

There are no financial implications associated with the adoption of this report as funding has been secured from the proponent of the 4700 Keele Street (95 and 105 The Pond Road) development for the new signage and pavement marking required as part of the Haynes Avenue and Leitch Avenue roadway extensions. These funds were secured through the subdivision agreement No. 14 159623 NNY 07 SA

DECISION HISTORY

This report addresses a new initiative.

COMMENTS

The Ward Councillor, on behalf of York University, requested that parking regulations be implemented on Haynes Avenue and Leitch Avenue between The Pond Road and Assiniboine Road, abutting the recently completed York University Student Housing buildings, in order to ensure that parked vehicles do not impede vehicle access and to deter long term parking that was taking place in the area. York University owns all the property abutting the subject section of Haynes Avenue and Leitch Avenue.

Existing Conditions

Haynes Avenue is characterized by the following conditions:

- It is a two-lane, north-south, local roadway
- It operates two-way traffic on a pavement width of approximately 8.5 metres
- The speed limit is 50 km/h
- There is no TTC service provided
- There are sidewalks located on both sides of the street

Leitch Avenue is characterized by the following conditions:

- It is a two-lane, north-south, local roadway
- It operates two-way traffic on a pavement width of approximately 8.5 metres
- The speed limit is 50 km/h
- There is no TTC service provided
- There is a sidewalk located on the west side of the street

York University Campus is located on the north side of The Pond Road.

The abutting properties are recently built, multi-story buildings for student housing with ground floor retail, comprised mainly of quick service restaurants and parking lots for York University.

The unsigned statutory three-hour maximum parking limit is in effect at all times on both sides of the subject sections of Haynes Avenue and Leitch Avenue.

Proposed Changes

The subject road sections have recently been constructed and currently have no parking regulations. Due to concerns with congestion and long-term parking within the subject road sections, York University requested that parking regulations be implemented that would ensure access to the abutting properties are maintained while providing some short-term parking for the adjacent retail properties to accommodate parking for delivery drivers servicing the quick service restaurants. Therefore, it is proposed that an area of short-term parking (maximum 15 minutes) at all times be implemented on a portion of the west side of both streets. For the remaining sections of the subject roadways, it is recommended that stopping be prohibited at all times to deter parking in these areas. Longer duration parking can be accommodated in the parking lots located between the student housing buildings and Assiniboine Road.

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 - Haynes Avenue and Leitch Avenue

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