

Parking Amendments - Zachary Court

Date: June 10, 2025
To: North York Community Council
From: Director (Acting), Engineering Review, Development Review
Director, Traffic Management, Transportation Services
Wards: Ward 8 - Eglinton-Lawrence

SUMMARY

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

Transportation Review is requesting approval for the parking regulations, proposed under the Assumption of services report for the development at 255 Raneer Avenue, to be implemented on Zachary Court. Zachary Court has been dedicated as public road. Currently there are no parking regulations on this street. The proposed parking regulations are consistent with City policies and guidelines given the surrounding residential nature.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services and Director (Acting), Engineering Review, Development Review recommend that:

1. North York Community Council prohibit parking at all times on the south side of Zachary Court, between Flemington Road and the east end of Zachary Court.

FINANCIAL IMPACT

There are no financial implications associated with the adoption of this report as funding has been secured from the proponent of the development at 255 Raneer Avenue for the proposed traffic regulations. These funds were secured through a section 37 agreement.

DECISION HISTORY

Through Zoning By-law Amendment Application No. 10 140382 NNY 15 OZ and Draft Plan of Subdivision Application No. 10 170538 NNY 15 SB and 15 148075 NNY 15 SB, the applicant proposed to amend former City of North York Zoning By-law No. 7625 and seek Draft Plan of Subdivision approval at 1-29 & 111-133 Bagot Court, 1-87 Bredonhill Court, 41-119 Varna Drive, 1-78 Cather Crescent, 1 Leila Lane, 1-11 & 15-45 Zachary Court and 215-251 Rane Avenue to facilitate the redevelopment. The redevelopment proposes the demolition and replacement of 233 existing Toronto Community Housing Corporation social housing units along with the development of 824 additional market residential units and a limited amount of non-residential uses around the Rane Avenue entrance to the Yorkdale subway station.

In addition, the Draft Plan of Subdivision application established one new public road. The new public road is Zachary Court. Zachary Court is proposed to be a dead-end road with a modified cul-de-sac at its east-end terminus. It is currently constructed in an interim condition and will be completed to its ultimate condition once development begins on the south side of Zachary Court, and the lands required, identified as Block 1 on Registered Plan 66M-2532 dated April 14, 2016 by R. Avis Surveying Inc., are conveyed to the City. The new public street currently has right-of-way width of 13.5 metres.

In its November 27, 28 and 29, 2012 decision, City Council approved the development by adopting Item No. 2012.NY20.34. A link to the City Council decision is provided below.

<https://secure.toronto.ca/council/agenda-item.do?item=2012.NY20.34>

COMMENTS

The applicant was directed, as per the approved Zoning By-Law Amendment and Subdivision Applications, to install 'No parking anytime' signage on the north side of Zachary Court, starting at a point 90 metres east of the intersection of Zachary Court and Flemington Road, as well as on the south and east sides of Zachary Court.

Existing Conditions

Zachary Court is characterized by the following conditions:

- It is a two-lane, east-west, unassumed roadway;
- It operates two-way traffic on a pavement width of approximately 8.5 metres;
- The speed limit is 50 km/h;
- There is a sidewalk on the north side of the street that terminates at the start of the cul-de-sac.

Proposed Changes

As a result of the approved applications for the development proposal at 255 Ranee Avenue, implementation of new parking regulations is required on the new public road, named Zachary Court. As such, it is proposed that:

Parking be prohibited at all times:

- on the south side of Zachary Court, between Flemington Road and the east end of Zachary Court.

The parking prohibitions along Zachary Court allow better traffic flow on this street.

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

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

CONTACT

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SIGNATURE

Marija Ilic, P. Eng.
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Roger Browne, M.A.Sc., P. Eng.
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ATTACHMENT

Attachment 1: Parking Amendment - Zachary Court

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