

Parking Regulations - Becky Cheung Court

Date: August 29, 2025
To: North York Community Council
From: Director (Acting), Engineering Review, Development Review
Director, Enforcement and Street Management, Transportation Services
Wards: Ward 18 - Willowdale

SUMMARY

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

Transportation Review is recommending the implementation of parking regulations for the development at 162-200 Cummer Avenue (Becky Cheung Court). Becky Cheung Court has been dedicated as a public road but has not been assumed by the City of Toronto. 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, Enforcement and Street Management, Transportation Services and Director (Acting), Engineering Review, Development Review recommend that:

1. North York Community Council prohibit parking at all times on both sides of Becky Cheung Court between Commer Avenue and the north end of Becky Cheung 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 162-200 Cummer Avenue for the proposed parking regulations. These funds were secured through the subdivision agreement.

DECISION HISTORY

Through Zoning By-law Amendment Application No. 16 163292 NNY 24 OZ and Draft Plan of Subdivision Application No. 16 163295 NNY 24 SB, the applicant proposed to amend City of Toronto Zoning By-Law 569-2013 and former City of North York Zoning By-law No. 7625 to subdivide the lands at 162-200 Cummer Avenue to permit the construction of 14 detached dwellings on fourteen residential lots.

In addition, the Draft Plan of Subdivision application established one new public road. The new public road is Becky Cheung Court. Becky Cheung Court is proposed to be a dead-end road with a cul-de-sac at its northern terminus. It is currently constructed but has not been assumed by the City of Toronto. There are currently no parking regulations. Becky Cheung Court has right-of-way width of 16.5 metres.

In its July 4, 5, 6 and 7, 2017 decision, City Council approved the development by adopting Item No. 201.NY23.9. A link to the City Council decision is provided below.

<https://secure.toronto.ca/council/agenda-item.do?item=2017.NY23.9>

COMMENTS

The applicant was directed, as per the approved Zoning By-Law Amendment and Subdivision Applications, to install 'No parking' signage on Becky Cheung Court as per the approved Signage and Pavement Marking Plan.

Existing Conditions

Becky Cheung Court is characterized by the following conditions:

- It is a two-lane, north-south, unassumed roadway;
- It operates two-way traffic on a pavement width of approximately 8.0 metres;
- The speed limit is 40 km/h;
- There are sidewalks on the east and west sides of the street that terminate at the start of the cul-de-sac.

Proposed Changes

As a result of the approved applications for the development proposal at 162-200 Cummer Avenue, implementation of new parking regulations is required on the new public road, namely Becky Cheung Court. As such, it is proposed that:

Parking be prohibited at all times:

- on Becky Cheung Court.

Parking Regulations - Becky Cheung Court

The parking prohibitions along Becky Cheung Court allow for facilitating traffic flow on this street.

A map of the area is included in Attachment 1, and the pavement marking and signage plan is provided in Attachment 2.

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

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SIGNATURE

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ATTACHMENTS

Attachment 1: Site Location

Attachment 2: Pavement Marking and Signage Plan - Becky Cheung Court (New Road)

Attachment 1: Site Location



Attachment 2: Pavement Marking and No Parking Signage Plan

