

Parking and Traffic Regulations - Kipling Grove Court and Chimney Swift Court

Date: December 17, 2025
To: Etobicoke York Community Council
From: Director (Acting), Engineering Review, Development Review and
Director, Enforcement and Street Management, Transportation Services
Wards: Ward 2 - Etobicoke-Centre

SUMMARY

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

The Transportation Review unit of the Development Review Division is requesting approval for the enactment of By-laws to implement the approved parking and traffic regulations on Kipling Grove Court and Chimney Swift Court. The parking and traffic regulations are associated with the 19 Glen Agar Drive development, which is located on the east side of Glen Agar Drive, approximately 430 metres north of Rathburn Road and 530 metres west of Kipling Avenue.

RECOMMENDATIONS

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

1. Etobicoke York Community Council prohibit heavy trucks at all times on Kipling Grove Court, between Glen Agar Drive and the easterly limit of Kipling Grove Court.
2. Etobicoke York Community Council prohibit heavy trucks at all times on Chimney Swift Court, between Glen Agar Drive and the easterly limit of Chimney Swift Court.
3. Etobicoke York Community Council prohibit parking at all times on the north side of Kipling Grove Court, between Glen Agar Drive and the easterly limit of Kipling Grove Court.

4. Etobicoke York Community Council prohibit parking at all times on the south side of Chimney Swift Court, between Glen Agar Drive and the easterly limit of Chimney Swift Court.

FINANCIAL IMPACT

There are no financial impacts associated with the adoption of the recommendations in this report. Funding for all pavement markings and signs associated with the new public streets will be secured from the proponent of the 19 Glen Agar Drive development.

DECISION HISTORY

The 19 Glen Agar Drive development consists of approximately 53 single family detached dwelling units and two new public streets known as Kipling Grove Court and Chimney Swift Court. The development was reviewed under Zoning By-law Amendment Application No. 15 177458 WET 03 OZ and Draft Plan of Subdivision Application No. 15 177470 WET 03 SB. Both applications were approved by City Council on March 9, 2017 with the adoption of Item No. EY20.5. Additional information regarding Item No. EY20.5 can be obtained at:

<https://secure.toronto.ca/council/agenda-item.do?item=2017.EY20.5>

All aspects of the 19 Glen Agar Drive development, including the new public streets and all dwelling units have been constructed. The proponent now wishes to proceed with assumption of services.

The Development Engineering Unit of the Development Review Division has prepared a companion report requesting approval for assumption of services for Kipling Grove Court and Chimney Swift Court. The assumption of services for the roadways is contingent upon Community Council's approval of the recommendations in this report and the enactment of associated By-laws.

COMMENTS

Kipling Grove Court and Chimney Swift Court are two public roads that were secured through the Draft Plan of Subdivision Application associated with the 19 Glen Agar Drive development (Application No. 15 177470 WET 03 SB). Both roads have been constructed and dedicated as public highways. Furthermore, construction of the 19 Glen Agar Drive development has now been completed, and the proponent wishes to proceed with assumption of the new public streets. The enactment of By-laws for various parking and traffic regulations is required in order to complete the assumption process.

Existing Conditions

Kipling Grove Court is characterized by the following conditions:

- It is an east-west unassumed public road that extends easterly from Glen Agar Street for an approximate distance of 125 metres.
- It provides one lane of traffic in each direction.
- It has an approximate right-of-way width of 16.5m and an approximate pavement width of 7.5 metres.
- The speed limit is 30 km/h.
- No TTC service is provided.
- Sidewalks are provided on both sides of the street, which terminate at the start of the cul-de-sac.

Chimney Swift Court is characterized by the following conditions:

- It is an east-west unassumed public road that extends easterly from Glen Agar Street for an approximate distance of 135 metres.
- It provides one lane of traffic in each direction.
- It has an approximate right-of-way width of 16.5m and an approximate pavement width of 7.5 metres.
- The speed limit is 30 km/h.
- No TTC service is provided.
- Sidewalks are provided on both sides of the street, which terminate at the start of the cul-de-sac.

Proposed Changes

As a result of the approved applications for the development proposal at 19 Glen Agar Drive, implementation of new parking and traffic regulations is required on the new public streets, namely Kipling Grove Court and Chimney Swift Court. As a result, it is proposed that:

- Heavy Trucks be prohibited at all times on both streets.
- Parking be prohibited along the north side of Kipling Grove Court, from Glen Agar Drive to the southerly terminus of the cul-de-sac.
- Parking be prohibited along the south side of Chimney Swift Court, from Glen Agar Drive to the northerly terminus of the cul-de-sac.

From a functional perspective, the above-noted parking and traffic regulations are considered appropriate given the existing 7.5 metre pavement widths for the new public streets. The parking and traffic regulations are also considered appropriate from a safety perspective, given other elements in the immediate area, such as the public park on the southeast corner of Glen Agar Drive and Chimney Swift Court.

An aerial photo showing the 19 Glen Agar Drive Development Site Location is provided in Attachment 1. The 19 Glen Agar Drive Approved Draft Plan of Subdivision is provided in Attachment 2 and the 19 Glen Agar Drive Approved Pavement Marking and Signs Plan is provided in Attachment 3.

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

CONTACT

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SIGNATURE

Marija Ilic, P. Eng.
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ATTACHMENTS

- Attachment 1: 19 Glen Agar Drive Development Site Location
- Attachment 2: 19 Glen Agar Drive Approved Draft Plan of Subdivision
- Attachment 3: 19 Glen Agar Drive Approved Pavement Marking and Signs Plan

Attachment 1: 19 Glen Agar Development Site Location



Attachment 3: 19 Glen Agar Drive Approved Pavement Marking and Signs Plan



<p>LINE TYPE</p> <ul style="list-style-type: none"> ① SOLID ② SOLID ③ DASH (3-4-3) ④ DASH (1-1-1) ⑤ SOLID 	<p>COLOUR</p> <ul style="list-style-type: none"> YELLOW WHITE WHITE WHITE WHITE 	<p>WIDTH</p> <ul style="list-style-type: none"> 100mm 100mm 100mm 100mm 90mm 	<p>PEDESTRIAN CROSSING (TRANSVERSE PATTERN) 60mm PAINTED, 60mm GAP</p>	<p>MAXIMUM 40</p> <p>Ex. Rb-1 (800 x 750)mm</p>	<p>STOP</p> <p>Ex. Rb-1 (800 x 600)mm</p>	<p>R</p> <p>Ex. Rb-52 (200 x 450)mm</p>				
<p>STOP</p> <p>Rb-1 (800 x 600)mm</p>	<p>Rb-51 (300 x 300)mm</p>	<p>Rb-52 (300 x 450)mm</p>	<p>Rb-19 (600 x 600)mm</p>	<p>NO EXIT</p> <p>Wb-31 (450 x 400)mm</p>	<p>BUSES EXCEPTED</p>	<p>Rb-11 (150 x 300)mm</p>	<p>Rb-55 (300 x 300)mm</p>	<p>Rb-51R (RIGHT) (300 x 360)mm</p>	<p>Rb-51L (LEFT) (300 x 300)mm</p>	<p>Rb-10t (300 x 600)mm</p>