

Parking and Traffic Amendments - William Durie Way

Date: June 16, 2026,

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.

The Transportation Review unit, in the Development Review Division and the Traffic Operations unit in the Transportation Services Division, are requesting approval for various parking and traffic regulations proposed under the Draft Plan of Subdivision Application for the development at 451 Patricia Avenue. The subject parking and traffic regulations are to be implemented on William Durie Way, which is an unassumed roadway that was recently dedicated as a public highway. The Development Engineering unit of the Development Review Division is preparing a separate report for North York Community Council consideration, which will be recommending assumption of William Durie Way. Currently there are no traffic or parking regulations on William Durie Way. The proposed parking and traffic regulations are consistent with City policies and guidelines given the operation of the roadway and surrounding residential nature.

RECOMMENDATIONS

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

1. North York Community Council prohibit parking at all times on east side of William Durie Way, between Patricia Avenue and the south-east limit of William Durie Way.
2. North York Community Council designate a 30 km/h speed limit on William Durie Way, between Patricia Avenue and the south-east limit of William Durie Way.
3. North York Community Council prohibit heavy vehicles at all times on William Durie Way, between Patricia Avenue and the south-east limit of William Durie Way.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years. The applicant has agreed to install all required signs and pavement markings on the lands as per the Draft Plan of Subdivision agreement for Application No. 16 264833 NNY SB. Applicable funds were secured from the proponent accordingly.

DECISION HISTORY

Through Official Plan Amendment, Zoning By-law Amendment Application No. 14 267088 NNY 10 OZ and Draft Plan of Subdivision No. 16 2664833 NNY 10 SB, the applicant proposed the development of 31 single detached residential dwelling units at 451 Patricia Avenue. The development included the construction of a new public street extending south from Patricia Avenue to provide access to the proposed residential lots. The street terminates in a cul-de-sac at its southern limit and was designed in accordance with City of Toronto standards.

A Transportation Operations Review prepared by BA Group dated August 3, 2017 recommended the installation of a stop control on William Durie Way at the intersection with Patricia Avenue and parking regulations on the new public street.

COMMENTS

As part of Draft Plan of Subdivision Application No. 16 2664833 NNY 10 SB the applicant was required to install "No Parking" signs, a "No Exit" sign, and a stop control on William Durie Way in accordance with the approved Signing and Pavement Marking Plan. It is also recommended that William Durie Way be designated as having a 30 km/h speed limit and heavy truck prohibitions at all times. The public street has since been constructed and dedicated as a public highway, but has yet to be assumed. There are currently no traffic or parking regulations on the roadway. This report recommends the enactment of the necessary traffic and parking regulations to support the safe and efficient operation of the new public street.

Existing Conditions

William Durie Way is characterized by the following conditions:

- It is a two-lane, north-south unassumed roadway;
- It operates with two-way traffic on a pavement width of approximately 8.5 metres;
- There is no TTC public transit service on this street;
- It has a right-of-way width of approximately 18.5 metres;
- Concrete sidewalks are provided on both sides of the roadway;
- The intersection is controlled by a stop sign on the minor street approach to Patricia Avenue;

- As Patricia Avenue is designated as a through highway, a separate stop control by-law for the stop sign on William Durie Way is not required.

Proposed Changes

As a result of the approved development application for 451 Patricia Avenue, implementation of new parking and traffic regulations are required on the new public road, William Durie Way. As such, it is proposed that:

- Parking be prohibited at all times on the east side of William Durie Way to facilitate traffic flow and emergency vehicle access;
- Heavy vehicles be prohibited at all times on William Durie Way;
- A 30 km/h speed limit be implemented on William Durie Way to align with City of Toronto guidelines and policies

Additionally, as William Durie Way is a new street dedicated as a public highway, the 30 km/h speed limit and no heavy truck prohibitions are also proposed to ensure appropriate signage can be installed to achieve consistency with City policies and guidelines given the operation of the roadway and surrounding residential nature.

A map of the area and proposed traffic and parking amendments are included in Attachments 1 and 2.

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

CONTACT

Luigi Nicolucci, Manager Transportation Review, North York and Etobicoke-York, Development Review, 416-394-8412, Luigi.Nicolucci@toronto.ca

Shawn Dillon, Manager Traffic Operations (Area 2), Transportation Services, 416-394-8409, Shawn.Dillon@toronto.ca

SIGNATURE

Marija Ilic, P. Eng.
Director (Acting), Engineering Review, Development Review

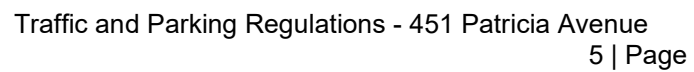
Mike Barnet, P.Eng.
Director, Enforcement and Street Management, Transportation Services

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Pavement Marking and Signing Plan

Traffic and Parking Regulations - 451 Patricia Avenue
5 | Page



Attachment 2: Pavement Marking and Signing Plan

