



Staff Report for Council Meeting

Date of Meeting: September 23, 2020

Report Number: SRPRS.20.141

Department: Planning and Regulatory Services
Division: Development Engineering & Transportation

Subject: SRPRS.20.141 – Temporary Parking Solutions
for 255 Shaftsbury Avenue

Purpose:

To review and provide recommendations for Temporary Parking Solution for 255 Shaftsbury Avenue.

Recommendation(s):

- a) That the on-street parking permit program be utilized as an temporary parking solution for 255 Shaftsbury Avenue;
- b) That staff be directed to continue to work with the condominium board at 255 Shaftsbury Avenue through the development application process to provide additional on-site parking for the site, and to work with the condominium board to determine whether additional temporary parking measures need to be considered as part of this process; and
- c) That staff to report back to Council should additional temporary parking measures be required.

Contact Person:

Samson Wat, Transportation Engineer, 905-771-5472

Jason Dahl, Transportation Engineer, 905-771-2478

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Mary-Anne Dempster, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner and City Manager. Details of the reports approval are attached.

Page 2

Background:

Staff has reviewed the member motion from the Council Meeting at September 9, 2020 and letter prepared by Percel Professional Property Management Inc., dated September 1st, 2020 (herein referred to as the “PPPM Letter”, see Attachment 1) regarding a temporary parking solution for 255 Shaftsbury Avenue (the “subject site”).

Staff have undertaken a parking review in response to this motion. The findings and recommendations are presented below.

Temporary Parking Permits Program

The City of Richmond Hill allows each address to acquire 50 temporary parking permits per year. A temporary parking permit allows a vehicle to park on-street from 12 a.m. midnight to 11:59 p.m. on the date for which it is purchased. Richmond Hill residents can buy temporary parking permits online at any time.

To date, no temporary parking permits have been issued for 255 Shaftsbury Avenue in 2020. Therefore, each household currently has the ability purchase up to 50 parking permits between now and the end of the year.

Parking Review

Staff have also reviewed the City’s Parking Regulation By-law No. 402-89, as amended (Municipal Code Chapter 1116) as it applies within close proximity (i.e. 100 metres walking distance) of the subject site, illustrated within Attachment 2. Parking is prohibited along the west side of Casa Grande Street, and stopping is prohibited along both side of Shaftsbury Avenue within the study area.

Taking into account parking prohibitions and the approximate locations of driveways, there are approximately 20 available on-street parking spaces located within 100m walking distance of the subject site. This would be able to accommodate the 10-12 parking spaces being requested within the PPPM Letter.

The PPPM Letter had requested the use of the existing parking available at Elgin West Community Centre & Pool, which is currently closed due to COVID-19. Note that the available parking at this facility is located further away from the subject site compared to the on-street parking noted previously.

Planning Considerations

Based on staff’s understanding, a parking expansion within the subject site is being considered by the condominium corporation. Planning staff has attempted to reach out to the condominium corporation for the potential parking expansion, which requires a formal development application to be submitted to the City for review and approval.

Once a development approval process is initiated, staff will further examine the need and possibility to allow addresses at 255 Shaftsbury to exceed the 50 temporary parking

Page 3

permits limits or to allow for additional temporary off-site parking (e.g. at the Elgin West Community Centre & Pool parking lot).

Financial/Staffing/Other Implications:

There are no financial and staffing implications as a result of the recommendations being proposed.

Relationship to the Strategic Plan:

The recommendations of staff report SRPRS.20.141 are consistent with the Strategic Plan's Objective of "responding to the changing needs of the community through adaptive services and programs" and "improve the function of buildings, streets and neighbourhoods".

Conclusion:

Staff has reviewed the September 9, 2020 Council member motion and PPPM Letter regarding a temporary parking solution for 255 Shaftsbury Avenue.

Richmond Hill households are able to purchase up to 50 temporary parking permits per year to allow vehicles to be parked on-street for 24 hour periods. To date, no temporary parking permits have been issued for 255 Shaftsbury Avenue in 2020 and there are approximately 20 available on-street parking spaces located within 100m walking distance of the subject site.

It is therefore recommended that the residents of 255 Shaftsbury Avenue use the temporary parking permit program as a solution to their parking challenges until such time as a development application is submitted for the site. Staff will continue to review whether additional parking arrangements are required as part of that application process.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call the contact person listed in this document.

- Attachment 1: Letter prepared by Percel Professional Property Management Inc, dated September 1st, 2020
- Attachment 2: Study Area and Details

Page 4

Report Approval Details

Document Title:	SRPRS.20.141 - Temporary Parking Solutions for 255 Shaftsbury Avenue.docx
Attachments:	- SRPRS.20.141 - Attachment 1 - Letter From Parcel Property Management Inc.pdf - SRPRS.20.141 - Attachment 2 - Study Area and Details.docx
Final Approval Date:	Sep 22, 2020

This report and all of its attachments were approved and signed as outlined below:

Dan Terzievski - Sep 21, 2020 - 6:54 PM

Tracey Steele - Sep 22, 2020 - 8:16 AM

Darlene Joslin - Sep 22, 2020 - 8:26 AM

Kelvin Kwan - Sep 22, 2020 - 8:40 AM

MaryAnne Dempster - Sep 22, 2020 - 9:57 AM