



Report to: Development Services Committee

Report Date: September 27, 2011

SUBJECT: Bur Oak Avenue (Cornell) Commercial Parking

PREPARED BY: Rachel Prudhomme, Manager Special Projects, Ext. 2849
David Porretta, Supervisor, Traffic Operations, Ext. 2040

RECOMMENDATION:

1. That the staff report entitled "Bur Oak Avenue (Cornell) Commercial Parking", be received;
2. And that Schedule "C" of Traffic By-law 2005-188, pertaining to "Prohibited Parking" be amended by including subject portions of Bur Oak Avenue in Cornell, as per the attached by-law amendment;
3. And that Schedule "D" of Traffic By-law 2005-188, pertaining to "Parking for a Restricted Period" be amended by including subject portions of Bur Oak Avenue in Cornell, as per the attached by-law amendment;
4. And that Schedule "H" of Traffic By-law 2005-188, pertaining to "Parking Permit Program Areas" be amended by including subject portions of Bur Oak Avenue in Cornell, as per the attached by-law amendment;
5. And that the Operations Department be directed to install the appropriate signs at the subject locations, funded through the Operations Department account # 083-5399-8402-005;
6. And that the Operations Department be directed to maintain the signs at the subject locations;
7. And that the Parking Control Department be directed to enforce the parking prohibition upon installation of the signs;
8. And that Operations staff monitor the parking on Bur Oak in association with the business owners' group, the Cornell Ratepayers' Association and the Ward Councillor and that it adjust the parking bylaw program as required;
9. And that staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to

- Obtain Council's approval to implement a one-hour time restriction on parking along Bur Oak Avenue's commercial sections in Cornell and to place signs to that effect in order to assist businesses in attracting patrons

BACKGROUND:

The Cornell Ratepayers' Association (CRPA) and a group of business owners along Bur Oak Avenue have raised the issue of a shortage of parking spaces along commercial sections of Bur Oak Avenue, which they feel is limiting the success of their businesses. Three commercial sections of Bur Oak Avenue have been identified by the groups:

- a. Riverlands to Church
- b. Cornell Park to Cornell Meadows
- c. White's Hill to 16th Avenue

Several discussions and meetings have been held between the Town, the CRPA and the business owners to address the situation. A parking survey, jointly administered by the Town and the business owners, was completed by 24 business owners along the commercial sections identified. The following points were raised:

- i) Residential tenants should be parking at the rear of the buildings, but some are parking on the street in front of businesses for lengthy periods of time;
- ii) Employees who work at the shops along Bur Oak drive to work and park in the commercial parking spots in front of the shops during their entire shift due to lack of side street parking and the distance between their place of employment and available parking on the side streets;
- iii) Patrons who frequent the shops for short periods of time often double-park, thereby boxing others patrons in so that they cannot get out;
- iv) The hospital charges for parking, so students, volunteers and visitors to the hospital are parking for free for long periods of time along Bur Oak Avenue, taking up spots that should be for patrons;
- v) Construction workers from the recreational centre and hospital expansion projects are taking up commercial parking spaces along Bur Oak Avenue;
- vi) There are no lines demarcating individual parking stalls and therefore, the parking bays are not being effectively utilized to maximize capacity (i.e. too much space is left between vehicles, thereby reducing the total number of spaces available);
- vii) Due to the parking issue, the business owners feel that they are losing patrons;
- viii) Patrons are often late for their appointments because they are delayed while looking for a parking space, thereby backlogging the entire day of appointments.

ACTION PLAN:

The Engineering and Operations Departments have reviewed this matter and the business owners' comments and recommend the following action plan:

1. Parking stall lines to be painted in front of all three commercial sections identified along Bur Oak Avenue to maximize the parking capacity of the available bays.
2. Implementation of a bylaw limiting parking to a one-hour time limit in front of businesses to prevent inappropriate use of parking spaces. The amendments being recommended to the existing Parking By-law 2005-18 are threefold:
 - a. Amendment to Schedule "C", pertaining to "Prohibited Parking", to allow enforcement in areas where parking is not allowed along Bur Oak Avenue;
 - b. Amendment to Schedule "D", pertaining to "Parking for a Restricted Period", to restrict parking to a one-hour time limit in spaces directly in front of businesses;
 - c. Amendment to Schedule "H", pertaining to "Parking Permit Program Areas", to allow permits to be provided to businesses in order to distribute them to patrons in exceptional cases where a one-hour parking period is insufficient for the services being rendered by the businesses.
3. Once the bylaw amendments are approved by Council, signs will be posted to deter inappropriate parking during business hours.
4. For those instances when patrons need more than one hour to obtain services, business owners would have access to parking permits to display in their patrons' vehicles.
5. Once Council approves the amendments to the bylaw, monitoring and enforcement can begin. Monitoring is to be conducted in consultation with the business owners' group, the Cornell Ratepayers' Association and the Ward Councillor. Adjustments will be recommended if required.
6. The By-law Department has concerns about resources for the enforcement of the parking restrictions and suggest paid parking either through meters or through "Pay and Display" units. However, the business owners have indicated that they did not want paid parking for fear that it would drive their patrons away to commercial areas where parking is free. With the finalization of a new parking strategy for the Town of Markham, the intention is to re-examine provision of paid parking along the Bur Oak Commercial Area.

FINANCIAL CONSIDERATIONS:

The cost of materials and installation of the proposed parking prohibition signs is \$3,500.00. The expense has been included in the Operations Department account # 83-5399-8402-005. On-going maintenance costs for this installation will be included in future Operations Department operating budgets.

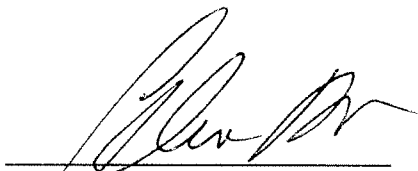
ALIGNMENT WITH STRATEGIC PRIORITIES:

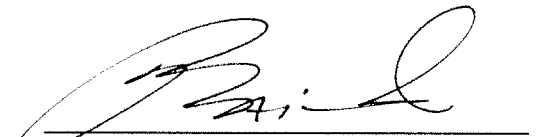
This report aligns with the community safety component of the transportation/transit strategic priority.

DEPARTMENTS CONSULTED AND AFFECTED:

The Operations and the By-laws Departments have reviewed this report.

RECOMMENDED BY:



Alan Brown, E.C.T
Director, Engineering

Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

Attachment A – Location Map

Attachment B – By-Law Amendment