

Committee of the Whole (2) Report

DATE: Monday, December 12, 2022 **WARD(S):** 1

TITLE: PARKING SPACES IN KLEINBURG VILLAGE

FROM:

Vince Musacchio, Deputy City Manager, Infrastructure Development

ACTION: FOR INFORMATION

Purpose

This report provides an interim status update regarding the Kleinburg-Nashville-Stegman's Mill improvement project, specific to parking within the Kleinburg village. Item 29, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022 recommended:

“That Infrastructure Delivery staff report back with an interim report to the Committee of the Whole meeting of December 12, 2022, with respect to the Kleinburg-Nashville-Stegman's Mill improvements as it relates to current and new parking spaces.

Report Highlights

- The Village of Kleinburg Islington Avenue Streetscape Master Plan Study was approved by Council in 2011
- Kleinburg Parking Strategy Review was completed and endorsed by Council in October 2020
- Extensive public consultation was undertaken as part of the Kleinburg Parking Strategy Review
- The Parking Strategy included a review of the existing boulevard parking and recommended a designated parking area
- Detailed Design for the Kleinburg Village Improvements and Streetscaping project commenced in June 2021 and is nearing completion

Recommendations

1. THAT this report be received for information purposes.

Background

The Village of Kleinburg Islington Avenue Streetscape Master Plan Study was approved by Council in 2011

Kleinburg Village continues to be a popular destination in the City for its range of amenities, shopping and dining locations, historic and cultural value, as well as its access to the natural environment.

The Village of Kleinburg Islington Avenue Streetscape Master Plan Study (2011 concept) was approved in 2011. The objectives of the Islington Avenue Streetscape Master Plan Study are to create a strong community image by enhancing the character of the built environment including building design, signage, planting and streetscapes. The Plan aims to promote high quality streetscape design to create a comfortable, sustainable and memorable main street for the Village of Kleinburg.

Kleinburg Parking Strategy Review was Completed and Endorsed by Council October 2020

A longstanding concern of visitors, nearby residents, the Kleinburg Area Ratepayers Association (KARA), and the Kleinburg Business Improvement Area (KBIA) has been the availability of parking, challenges and nuances that accompany the existing parking supply in the Village. In response to these challenges, the City undertook, at the direction of Council, the Kleinburg Parking Strategy (Parking Strategy), commencing in August 2019, and being completed and endorsed by Council in October 2020. The Parking Strategy consisted of two (2) primary phases, namely, establishing the existing conditions, followed by recommending a series of short, medium and long-term solutions to guide the City's approach to parking in the Village up to 2041.

Extensive Public Consultation was Undertaken, and a Consolidated Public Parking Location was Determined to be Beneficial for the Area

Through the Parking Strategy, it was found that the number of parking spaces provided were sufficient to accommodate short-term demand. Parking capacity issues and confusion is directly related to how parking is managed, arranged, and communicated to the public. Extensive consultation was undertaken with the general public, KARA, and the KBIA at various milestones during the project, to understand the existing constraints and develop solutions. Overall, the following consultation events took place:

General Public	Stakeholders (Includes KBIA & KARA)	KBIA	KARA
Public Meeting # 1 September 26, 2019 <u>17 Participants</u>	Stakeholder Meeting #1 September 17, 2019 <u>24 Participants</u>	Board Meeting Oct 29, 2019	Board Meeting Nov 12, 2019
Online Survey # 1 September 17 – October 31, 2019 <u>238 Responses</u>	Stakeholder Meeting #2 April 20, 2020 <u>30 Participants</u>	Report Circulation September, 2020	
Pedestrian Intercept Survey (Kleinburg) October 10, 2019, 10:00 AM to 2:00 PM, 6:00 PM to 9:00 PM <u>32 Participants</u>		Board Meeting Nov 4, 2020	
Online Survey # 2 March 4 – June 5, 2020 <u>151 Responses</u>			
Public Commenting Period June 8 – June 22, 2020 <u>7 Responses</u>			

Following the analysis of the consultation activities and field observations, it was apparent that Kleinburg Village would benefit from a consolidated public parking location, implemented in the short-term. Subsequently, as part of Phase 2 of the Parking Strategy, a number of sites were investigated and evaluated for consolidated public parking opportunities.

The Parking Strategy Included a Review of the Existing Boulevard Parking

Through an evaluation assessment, the site north of John Street in the existing boulevard on the east side of Islington Avenue was selected. This site was selected since the land is already owned by the City, the location is a short walking distance (3-minute walk) from the Kleinburg Village core, and implementation could be combined with the Kleinburg-Nashville-Stegman’s Mill improvements currently underway for expediency and cost-efficiency. Other sites were excluded due to the limited parking supply they could provide, challenges with acquiring property not owned by the City, time to implementation, high cost, and complexities of longer-term arrangements with private landowners. Ultimately, these candidate sites and the preferred site were presented to the public, stakeholders, KARA and KBIA through the consultation.

Included in the assessment of the Islington Avenue boulevard parking area was a future parking capacity and demand analysis, factoring for changes in the parking supply that would be provided on-street on Islington Avenue and Nashville Road. Currently, parking is permitted in unmarked areas directly on the boulevard. Through the Parking Strategy, it was discovered that this arrangement is problematic as it results in blocked driveways, blocked sidewalks, and confusion over where parking is permitted.

The Parking Strategy Recommended the Transformation of Existing Boulevard into a Designated Parking Area

The Parking Strategy therefore considered the recommendations of the previously completed Islington Avenue Streetscape Master Plan (2011), which recommended the conversion of boulevard parking to lay-bys on Islington Avenue and Nashville Road. Due to the built form of lay-bys, a loss of on-street parking would result. This loss was accounted for in the Parking Strategy analysis. The recommendation to implement the Islington Avenue boulevard parking area north of John Street would offset this loss and offer an overall net increase in the total Village parking supply.

Subsequent to the completion of the Parking Strategy, the Kleinburg-Nashville-Stegman's Mill improvements project currently underway, implements the recommendations of the Parking Strategy by converting Islington Avenue and Nashville Road boulevard parking to lay-bys, and by installing the Islington Avenue boulevard parking area north of John Street.

Detailed Design of the Kleinburg-Nashville-Stegman's Mill Improvements Project commenced June 2021, with a Construction Start Planned for Early 2023

Consulting services for design, contract administration and inspection services for the Islington Avenue, Nashville Road and Stegman's Mill Road Improvements project was awarded to Stantec Consulting Ltd. (Stantec) in June 2021. The project is in the final stages of detailed design and will be ready in early 2023 to procure the general contractor to undertake construction.

Previous Reports/Authority

Item 4, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 21, 2020. – Kleinburg Parking Strategy Recommendations -

<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=52198>

Staff to Explore Parking Pad on the East Side of Islington Avenue, North of John Street in Kleinburg –

https://www.vaughan.ca/council/minutes_agendas/Extracts/38cw1101_16ex_24.pdf

[Islington Avenue Streetscape Master Plan Study \(2011\)](#)

Analysis and Options

The Design Activities included a Parking Space Review and the incorporation of the Parking Strategy Recommendations

As part of the preliminary design activities, a review was completed for the existing (permissible) and proposed parking spaces within the project limits. This data was used to develop the new parking spaces as a result of the reconfiguration of the boulevard to a lay-by with bump outs. As a result, 24 permissible parking spaces will be eliminated. As per the Parking Strategy, the proposed boulevard parking area on Islington Avenue north of John Street will provide an additional 40 parking spaces. It should be noted, for impartial comparison, the review of the existing conditions for permissible parking areas has not considered the illegal areas.

Illegal parking can decrease pedestrian, cycling and driver safety, making it less secure and attractive to citizens, patrons, and visitors. The illegally parked vehicles obstruct drivers' visibility and can negatively impact pedestrian and cycling safety. Illegal parking can also negatively impact the accessibility and delivery of goods to local businesses, disrupting their operations.

Summary of Parking Space Design Review

Location	Existing Permissible Parking Spaces	Proposed New Parking Spaces	Net Loss/Gain of Parking Spaces
Islington Avenue	49	35	-14
Nashville Road	20	10	-10
Proposed Boulevard Parking on Islington Avenue		40	+40
TOTALS	69	85	+16

The proposed boulevard parking area on Islington Avenue, north of John Street, is incorporated in the detailed design for the road improvement project. The detailed design is nearing completion.

The Project Continues to Advance with Construction Planned for Spring 2023

The detailed design is nearing completion, with the procurement of a general contractor to commence construction scheduled in early 2023. Notwithstanding, the impact of a potential revisitation and/or reassessment of the Parking Strategy has resulted in staff deferring the release of the Request for Contractor Pre-Qualification (RFPQ) for the construction phase. The RFPQ is being utilized to secure a list of qualified contractors, prior to issuing the construction tender. The RFPQ was originally scheduled for release in September 2022, however, as a result of the request for an interim status report, staff deferred the issuance of the RFPQ to January 2023. Should Council wish to revisit/reassess the Parking Strategy, it will lead to increased costs for additional design and significant delays to the construction (planned to commence Spring 2023).

Financial Impact

None.

Broader Regional Impacts/Considerations

None.

Conclusion

Recommendations from the Kleinburg Parking Strategy Review have been incorporated into the project scope for the rehabilitation and streetscaping improvements in Kleinburg Village. Detailed design activities commenced in 2021 and are nearing completion, in preparation for the procurement for a general contractor to commence construction in 2023.

For more information, please contact: Jack Graziosi, Director, Infrastructure Delivery, ext. 8201

Attachment

1. Kleinburg Parking Strategy Review (Executive Summary), McIntosh Perry (consultant), August 28, 2020

Prepared by

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Approved by



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Reviewed by



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