

Committee of the Whole (2) Report

DATE: Tuesday, May 13, 2025

WARD(S): 3

TITLE: PARKING PROHIBITION – NORTHVIEW BOULEVARD

FROM:

Emilie Alderman, Deputy City Manager, Public Works

ACTION: DECISION

Purpose

To seek Council approval to implement parking prohibitions on the north side of Northview Boulevard, from Weston Road to 145 metres east of Weston Road (anytime), and on the south side of Northview Boulevard, within 6.0 metres of the condominium driveway at 7777 Weston Rd. (anytime), to improve traffic operations.

Report Highlights

- Residents have raised concerns that on-street parking on Northview Boulevard is impacting westbound traffic flow and reducing driver visibility while exiting the condominium driveway at 7777 Weston Rd.
- A traffic operations review determined that vehicles parked on the north side of Northview Boulevard reduce the effective lane width, which impedes westbound traffic flow.
- A parking prohibition (anytime) on the north side of Northview Boulevard from Weston Road to 145 metres east of Weston Road is expected to improve traffic flow.
- York Region extended the traffic signal timing at the Weston Road and Northview Boulevard intersection; however, excessive queuing continues.
- A parking prohibition (anytime) on the south side of Northview Boulevard within 6.0 meters of the condominium driveway at 7777 Weston Rd. is expected to enhance driver visibility.

Recommendations

1. THAT Council approve the implementation of a parking prohibition on the north side of Northview Boulevard from Weston Road to 145 metres east of Weston Road (anytime);
2. THAT Schedule 1 of the Parking By-law Number 064-2019 be amended to include a parking prohibition on the north side of the Northview Boulevard from Weston Road to 145 metres east of Weston Road (anytime);
3. THAT Council approve the implementation of a parking prohibition on the south side of Northview Boulevard, within 6.0 metres to either side of the condominium driveway at 7777 Weston Rd. (anytime); and
4. THAT Schedule 1 of the Parking By-law Number 064-2019 be amended to include a parking prohibition on the south side of the Northview Boulevard, within 6.0 metres to either side of the condominium driveway at 7777 Weston Rd. (anytime).

Background

Residents of Northview Boulevard have raised concerns about parking issues that negatively impact traffic flow and traffic operations.

Northview Boulevard is a minor collector road with an 11.0 metre pavement width. The street runs east to west, from Weston Road to Chrislea Road. The section of Northview Boulevard under review extends from Weston Road to 145 metres east of Weston Road (as shown in Attachment 1).

Sidewalks exist on both sides of Northview Boulevard in this section. There is a commercial plaza on the north side of Northview Boulevard, while the south side features a condominium building (7777 Weston Rd.) with commercial businesses on the first floor and a driveway ramp leading to underground parking.

Residents have raised concerns about on-street parking on both sides of Northview Boulevard near the condominium as it impacts traffic flow and creates difficulties with sight visibility when exiting the condominium driveway at 7777 Weston Rd. There are existing No Parking signs on Northview Boulevard from Weston Road to 30 metres east of Weston Road, and 0.6 metres from all access points.

Previous Reports/Authority

[Parking By-law](#)

Analysis and Options

A traffic review confirmed that parked vehicles negatively impact traffic flow on Northview Boulevard.

Staff reviewed traffic operations on Northview Boulevard and determined that westbound traffic flow is affected by long vehicle queues when vehicles are parked on the north side of the street due to insufficient lane widths to accommodate parked cars. There have been several instances where vehicles are queued alongside parked cars while waiting to turn at the Northview Boulevard and Weston Road intersection, which contributes to congestion.

Staff also observed that vehicles were parked too close to the condominium driveway at 7777 Weston Rd., obstructing the visibility for cars entering Northview Boulevard. As a result, drivers are required to inch into the roadway before safely entering Northview Boulevard, which increases the risk of collisions.

York Region has reviewed the traffic signal timing at the intersection of Weston Road and Northview Boulevard.

As an initial step, York Region was contacted to investigate whether modifying the traffic signal timing at the intersection could improve traffic flow and alleviate the queueing concerns. After extending the green time on the traffic signal, staff continued to observe excessive traffic queueing and intersection delays, indicating that the adjustment did not resolve congestion issues.

A parking prohibition on the north side of Northview Boulevard will improve traffic operations by increasing westbound traffic capacity, thereby minimizing queueing and driver frustration.

Given that there is sufficient on-site parking available at the condominium for retail purposes, staff propose implementing a parking prohibition on the north side of Northview Boulevard from Weston Road to approximately 145 metres east of Weston Road. This prohibition will increase road capacity and, in turn, reduce queueing and driver frustration. A proposed parking plan is provided in Attachment 2.

A parking prohibition on the south side of Northview Boulevard within 6.0 metres of the condominium driveway at 7777 Weston Rd. will improve sightline visibility.

Extending the parking prohibition on the south side of Northview Boulevard near the condominium driveway at 7777 Weston Rd. will enhance sightline visibility for drivers exiting the property.

Currently, parking is restricted within 0.6 metres from the driveway entrance radius. To further improve sightline visibility for cars entering Northview Boulevard, staff propose extending the parking prohibition to 6.0 metres from the driveway.

Financial Impact

The capital cost for installing the No Parking signs is estimated at \$500 and is supported by the approved 2025 Operating Budget. The ongoing cost to maintain the signs will be included in future operating budgets.

Operational Impact

Residents have raised concerns to By-law and Compliance, Licensing and Permit Services staff that on-street parking on Northview Boulevard affects traffic flow and requested increased parking enforcement. By-law and Compliance, Licensing and Permit Services staff and Transportation and Fleet Management Services staff have been consulted on the on-street parking concerns throughout the development of this report. Parking Enforcement Officers patrol the city, educating the public about parking by-laws and responding to parking violations.

Broader Regional Impacts/Considerations

The intersection of Weston Road and Northview Boulevard falls under York Region's jurisdiction. The proposed parking prohibition on Northview Boulevard is expected to help improve traffic operations at this intersection.

Conclusion

A traffic review determined that parked vehicles on the north side of Northview Boulevard negatively impacts westbound traffic flow, while parked vehicles on the south side of Northview Boulevard, near the condominium driveway at 7777 Weston Rd., reduces sightline visibility for drivers entering Northview Boulevard.

The recommended parking plan will provide the most efficient street parking configuration for residents and visitors while maintaining westbound traffic flow.

A by-law amendment to Parking By-Law 064-2019 will be necessary to coincide with the installation of the parking prohibition signs.

For more information, please contact:

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Attachments

1. Location Map
2. Northview Boulevard Proposed Parking Plan

Prepared by

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