

# THE REGIONAL MUNICIPALITY OF YORK

Housing York Inc.  
May 1, 2014  
Report of the  
General Manager

## **APPROACH TO IMPLEMENTING A RESERVED PARKING SPACE POLICY**

### **1. RECOMMENDATIONS**

It is recommended that:

1. The Board of Directors authorize the implementation of a reserved parking space policy for tenants who live in Housing York Inc. properties that do not currently offer this service.
2. The Board of Directors delegate authority to the General Manager, Housing York Inc., to adjust tenant parking charges from time to time based on local market conditions.

### **2. PURPOSE**

This report recommends the implementation of a reserved parking space policy that provides existing tenants in Housing York Inc.'s (Housing York) oldest buildings with the opportunity to rent a designated parking space reserved for their exclusive use, consistent with the practice in the rest of the portfolio. As this is a new policy for affected buildings, tenants who choose not to reserve a space will still be able to park in remaining unreserved spaces on a first-come, first-served basis at no charge.

### **3. BACKGROUND**

#### **Housing York's parking practices have evolved over time as new buildings and programs have been added to the portfolio**

Buildings in the Housing York portfolio were constructed over a 50-year period under multiple funding programs. Parking practices for each property are reflective of the specific funding program and local community standards around parking at the time of building construction.

Parking space rentals are already in place at every building constructed since the late 1980s. Tenants living in the oldest properties do not have the opportunity to rent a

reserved parking space for their exclusive use and, instead, park their cars on a first-come, first-served basis at no charge. The policy proposed in this report is specific to those properties that do not currently provide for parking space rental.

### **Tenants have consistently told Housing York that they would like the opportunity to reserve parking spaces**

Many tenants at the oldest buildings have asked for reserved parking spaces for their exclusive use. Most tenants have a preferred parking space and issues sometimes arise between tenants when that space is occupied by another car. Property managers have received inquiries from tenants in multiple locations who have indicated that they are willing to pay for a reserved parking space.

## **4. ANALYSIS AND OPTIONS**

### **Existing tenants can choose to rent a reserved parking space or continue to park in available spaces on a first-come, first-served basis**

Under the proposed parking policy, existing tenants in the oldest properties will be able to rent a specific parking space that will be reserved for their exclusive use. Tenants who do not wish to rent a parking space will continue to be able to park in the remaining unreserved spaces on a first-come, first-served basis at no charge. Staff will engage tenants in the designation of parking spaces and in determining the location of unreserved spaces. Housing York will continue to meet its requirements to provide accessible parking spaces for people with disabilities.

Implementation of this policy will be phased in, beginning on a pilot basis at the six properties where tenants have expressed the greatest interest in reserved parking. New tenants who wish to park on the property will be required to rent a designated space.

Housing York already employs an external parking control service for properties where reserved tenant parking is currently provided. Tenants report parking concerns to the service, which investigates and issues an initial warning. Upon a second offense a ticket may be issued.

Pending approval of this policy, Housing York will work with the parking control service to expand enforcement of reserved spaces to the six pilot properties, following the process already in place at other sites. Housing York will also communicate the enforcement process to tenants at the pilot properties.

If the policy is well received by tenants, it can be extended to the remaining properties. An update on the implementation of the policy will be provided to the Board in 2015.

**Link to key Council-approved plans**

The proposed tenant parking pilot program supports the *Housing York Strategic Plan, 2012-2016* objectives of “providing user friendly services”, ensuring that tenants who require parking and prefer to rent a designated parking space have the choice to do so; and “managing finances proactively”, as the revenue generated from parking charges will help to cover the costs of improved parking control, maintenance and administration.

**5. FINANCIAL IMPLICATIONS**

**Tenants who choose reserved parking space will pay a modest monthly rental charge**

Tenants who choose to rent a reserved space will pay a monthly charge comparable to what tenants at other Housing York properties already pay for reserved parking. The parking charges also reflect research into community practices and comparisons with non-profit housing providers and private sector landlords across the Region. Reserved parking space rental charges are recommended based on three geographic zones as described in Table 1.

**Table 1**  
Proposed Parking Zones and Charges for Reserved Parking Spaces

<b>Zone</b>	<b>Local Municipalities</b>	<b>Proposed Monthly Rent</b>
South*	Richmond Hill, Vaughan	\$25
Central*	Newmarket, Aurora, King, Stouffville	\$20
North	Georgina	\$10

\*All properties located in Markham and East Gwillimbury already offer parking space rental.

The proposed tenant parking policy will not have a material financial impact on Housing York. Housing York anticipates that the first year of the pilot phase will generate approximately \$17,000 in revenue, which will offset costs associated with parking control, including enforcement and signage.

**6. LOCAL MUNICIPAL IMPACT**

*Attachment 1* outlines the properties where reserved parking is not currently available, and identifies the six pilot properties for policy implementation.

*Attachment 2* provides a schedule of existing parking charges at Housing York properties in all nine local municipalities.

## 7. CONCLUSION

The reserved parking space policy will offer tenants at buildings currently without reserved parking the choice between renting a parking space for their exclusive use, or continuing to park in available spaces on a first-come, first-served basis.

For more information on this report, please contact Sylvia Patterson, Assistant General Manager, Housing York Inc. at Ext.72091.

The Senior Management Group has reviewed this report.

Recommended by:

Approved for Submission:

Sylvia Patterson  
Assistant General Manager

Adelina Urbanski  
General Manager

April 16, 2014

Attachments (2)

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Group 1: Properties where reserved parking space policy will be implemented initially

<b>Municipality</b>	<b>Property</b>	<b>Street Address</b>	<b># of Units</b>
<b>Georgina</b>	Northview Court	37/39 North St.	72
<b>King</b>	Nobleview Pines	48 Wilsen Rd.	26
<b>Newmarket</b>	Founders Place	540 Timothy St.	100
<b>Richmond Hill</b>	Evergreen Terrace	75 Dunlop St.	56
	Maplewood Place	71 Dunlop St.	80
<b>Stouffville</b>	Elmwood Gardens	325 Elm Rd.	51

Group 2: Properties for future expansion of the reserved parking space policy

<b>Municipality</b>	<b>Property</b>	<b>Street Address</b>	<b># of Units</b>
<b>Aurora</b>	Orchard Heights Place	55/57 Orchard Heights Blvd.	83
<b>Georgina</b>	Keswick Gardens	43 The Queensway N.	120
	Pineview Terrace	190 Church St.	49
<b>Newmarket</b>	Fairy Lake Gardens	468/474 Eagle St.	153
<b>Richmond Hill</b>	Dunlop Pines	76/78 Dunlop St.	133
<b>Vaughan</b>	275 Woodbridge	275 Woodbridge Ave.	32

## Schedule of Current Housing York Tenant Parking Charges

Property	Street Address	Current Monthly Rate per Space (Surface)	Parking Garage
<b>Aurora</b>			
Hadley Grange	16105 Yonge St.	\$16	
Orchard Heights Place	55/57 Orchard Heights Blvd.	No charge	
<b>East Gwillimbury</b>			
Oxford Village	84 Oakridge Ct.	\$16	
<b>Georgina</b>			
East Court*	35 East St.	No charge	
Glenwood Mews*	1-64 Patchell Cres.	No charge	
Keswick Gardens	43 The Queensway N.	No charge	
Northview Court	37/39 North St.	No charge	
Pineview Terrace	190 Church St.	No charge	
<b>King</b>			
Kingview Court	90 Dew St.	\$20	
Nobleview Pines	48 Wilsen Rd.	No charge	
<b>Markham</b>			
Thornhill Green*	61 Inverlochy Blvd.	\$39 (second vehicles only)	Yes
Trinity Square*	37 Bates Way	No charge	
<b>Newmarket</b>			
Armitage Gardens	200 Eagle St.	\$15	
Brayfield Manor*	919 Bray Circle	No charge	
Fairy Lake Gardens	468/474 Eagle St.	No charge	
Founders Place	540 Timothy St.	No charge	
Heritage East	349/351 Crowder Blvd.	\$15	Yes (\$30 per space)
Mulock Village*	507 Needler Cres.	No charge	
Tom Taylor Place	615 Fernbank Rd.	\$25	
<b>Richmond Hill</b>			
Dunlop Pines	76/78 Dunlop St.	No charge	
Evergreen Terrace	75 Dunlop St.	No charge	
Mackenzie Green	145 Essex Ave.	N/A	Yes (\$40 per space)
Maplewood Place	71 Dunlop St.	No charge	
Rose Town	125 Pugsley Ave.	\$25	
Springbrook Gardens*	50 Silver Linden Dr.	No charge	
<b>Whitchurch-Stouffville</b>			
Elmwood Gardens	325 Elm Rd.	No charge	

<b>Property</b>	<b>Street Address</b>	<b>Current Monthly Rate per Space (Surface)</b>	<b>Parking Garage</b>
<b>Vaughan</b>			
275 Woodbridge	275 Woodbridge Ave.	No charge	
Blue Willow Terrace	133 Fieldstone Dr.	\$25	
Mapleglen Residences	2185 Major Mackenzie Dr.	\$25	
Woodbridge Lane	64 Abell Ave.	\$25	

\*Denotes townhouse properties where many tenants have access to private driveways as part of their leased premises.