

Appendix C: Parking Survey Site Observations, Kleinburg Parking Strategy



SITE OBSERVATION NOTES

Date: Aug 15-16, 2019
Location: Kleinburg Village Core, City of Vaughan

General

- There are customer-only parking signs in several parking lots. Illegal parking observed for both on-street and off-street parking facilities (e.g. in fire zones, in front of fire hydrants, in the kill strip etc.)
- Several business owners indicated parking is an issue and that more parking is needed in the area.
- Owner of Daniel Luis Salon indicated that there is ample parking at the Doctor's House that should be used to alleviate the parking issues at the Courtyard Shops property.
- One business owner indicated Thursdays and Saturdays are the busiest days in the Kleinburg Core.

Traffic Operations/Parking Interactions

- Detour sign at Islington/Nashville intersection indicating road closure on Pine Valley Dr from Teston Rd to Major Mackenzie Dr W.
- Thru traffic on Nashville Road held up due to vehicles turning left into Doctor's House. This impacted upstream traffic operations at the intersection of Nashville Rd / Islington Ave.
- A vehicle backing out of Hawthorne House located just south of the intersection with Stegman's Mill Road held up traffic as the passenger had to step out and physically guide the driver in maneuvering out of the parking space and on to northbound Islington Avenue.
- A few instances were observed in which vehicles were undecided about which parking lot to turn into between Stegman's Mill Road and John Street and briefly held up thru traffic.
- High truck volumes observed along Nashville Road.
- Observed NBL truck turning from Islington Ave to Nashville Rd. Truck driver experienced issue with completing the turn. Vehicles at the west approach had to stop well behind the stop bar to provide more room as the truck encroached into the EB lane.
- A large truck was observed waiting for over 2 minutes to turn left from Stegman's Mill Road to Islington Avenue. The truck needed to make a wide turn and held up NB-SB traffic.
- The intersections along Islington Ave at Nashville Rd and Stegman's Mill Rd experienced high traffic volumes. Some queuing was observed at the NB and SB approaches.
- There was police presence at the intersection of Islington Avenue / Stegman Mills Road stopping vehicles that do not come to a complete stop. A member of the public inquired MP surveyor whether a traffic signals is planned at this intersection.
- The mixed-use properties along Islington Avenue were observed to have the busiest parking lots.

Active Transportation/Traffic and Parking Interactions

- It was seen during MP’s site visit that some of the vehicles parked on Islington Ave (on-street) encroached onto the pedestrian sidewalk.
- Cyclists were seen riding both on-road and on the sidewalk. Children were observed to ride on the sidewalk in front of the Kleinburg PS, where cars were parked with passengers opening the vehicle doors.
- MP surveyors noticed Jaywalking constantly along Islington Ave in the east-west direction. East-west pedestrian crossings are provided at the intersections of Islington Ave and Nashville Rd, and Islington Ave and Stegman’s Mill Rd, as well as in front of Kleinburg Public School. However, many were seen crossing at Kellam Street using gaps in traffic.

Others

- Overall parking facilities did not have any visible drainage issues, many of them were newly paved and had cracks sealed indicating good state of maintenance.
- Minimal elevation difference at the fence between Doctor’s House Parking and parking for 10462 Islington Avenue, potential to allow access between the lots. Currently a part of the fence has been detached to allow pedestrians to cross between the two lots.
- Bollards across from the Kleinburg PS appear to have been removed, however, boulevard not wide enough for parking.

SUMMER WEEKDAY PARKING NOTES

Date: Aug 23, 2019

Location: Kleinburg Village Core, City of Vaughan

Tasks Completed:

- License plate surveys on 5 routes covering the study area at 30-minute intervals starting at 9 AM and ending at 9 PM.
- Field observations and photolog.

Key Observations/Events

- **Parking Lots/On Street Parking**
 - Parking demands high during the midday peak hours, slight lull after 2PM.
 - Most private lots for businesses/offices are vacant after 6 PM, while retail, restaurant and café lots had more users.
 - MP surveyors received a few inquiries on whether the on-street parking spaces were actually parking spaces.
 - Several parking lots have assigned parking for residential or specific commercial uses. Based on observation and comments from residents, space assignments are not followed or enforced.
 - Some parking spaces appeared to be used as “meeting spaces” (loitering) primarily observed in at the Doctor’s House (back lot) and the parking lot at 10462 Islington Ave. On one occasion there was a confrontation between a resident and loiterers who were told they can not park there (10462 Islington Ave) by the resident.
 - Some vehicles were observed to be parking at the Doctor’s House and the lot users then walked to a different establishment located on Islington Ave.
 - A lot of drop off activity was observed at the Doctor’s House at both the drive through bay and loading zone.
 - Numerous vehicles were observed to park along the North-West side of the parking lot at 10504 Islington Avenue for short durations despite no parking signs.
 - The Longchamp Pub and restaurant upstairs was closed for renovations; parking lot used by construction vehicles only.
 - Several vehicles observed throughout the day used the RBC parking lot to turn around on Islington Avenue.
 - Vehicles were seen parked on the sidewalk at/in access to 357 Stegman’s Mill Road (across street from Stegman’s Mill Road and Napier Street).
 - One vehicle was parked in the handicapped accessible parking spot at Kleinburg Dentistry for approximately 5 hours without a permit. Vehicles sometimes would idle in the alley leading to the parking lot behind the Dentist’s office blocking access to and from the parking lot.
 - The Kleinburg Public Library did not open until 1 PM. Prior to 1 PM, a few vehicles were parked in the library lot and visitors walked to another establishment in the Village Core.
-

- At Bindertwine park the highest parking usage occurred after 7PM as people arrived to play tennis.
- Parking lot for Ambiance (10489 Islington Avenue) was blocked with barrels until 10:30 AM when store was opened. Barrels were put back in place at 6:00 PM when store was closed.
- The property of the former General Store is closed and under construction. Vehicles parked in the entrance to the General Store back parking lot. As the entrance is connected to the InKlein (10477 Islington Ave) entrance vehicle could still enter the General Store parking lot by using the InKlein entrance and crossing over into the General Store parking lot.
- **Business Concerns**
 - **10480 Islington Ave:** MP surveyor was informed at around 10 AM that the parking lot being surveyed is private property and the property manager had not been informed about survey by KBIA or City and requested MP to leave the premises. MP later in the day received permission to survey. Surveys were resumed at around 2 PM.
 - **Avenue Restaurant:** MP conducted license plate surveys every half-hour from 9 AM at Avenue Restaurant along with other private lots in the respective route. At about 5 PM MP noticed Valet Service sign was put up in the parking lot. MP spoke to restaurant staff (not valet staff) and shared Permission Letter, information about the study and let them know we are continuing survey until 9 PM. At about 8.30 PM, MP surveyor was approached by the restaurant owner and was told Avenue is unaware of the parking study and their clients were questioning why surveyors were recording partial license plates. MP shared contact information and was asked to leave. Avenue contacted MP and expressed that they are not interested in participating on Saturday or in the Fall. MP did not do further surveys on Aug 23, 2019.
- **Traffic Operations/Parking Interactions**
 - MP surveyors observed poor traffic operations at the intersection of Islington Ave and Stegman Mills Rd. during the PM peak hours (approx. 4 PM – 6PM). Based on observations on site, NB queues extended up to Bindertwine Blvd.
 - Truck turning was observed to be an issue within the Kleinburg Village Core. With narrow roads and two-lane cross sections, it was seen that trucks had to encroach onto the opposing lane to complete the movement. A garbage truck was seen to block traffic in both directions to complete a turn coming out of a commercial entrance at 12.30 PM.
 - Queues along Stegman Mill's Road were observed to extend to Napier Street; The eastbound approach at this intersection is on a grade.
 - MP surveyors noted a City of Vaughan truck blocking through traffic near the Kleinburg Public School entrance in order to water flowers hooked onto lamp posts. This was noted in the morning around 11 AM.

- **Active Transportation/Traffic and Parking Interactions**
 - Pedestrian with baby was concerned about the on-going detour due to Pine Valley (Teston to Major Mac) closure which has increased the number of trucks through the area, specifically large trucks turning from Stegman's Mills Road left to Islington Avenue.
 - Cars parking on on-street along Islington east side would occasionally encroach onto the sidewalk.
 - Sidewalks being used by children on bicycles and teens on scooters
 - There were a lot of pedestrians in the area around the intersection of Islington Avenue and Kellam Street, generally around 8.00 PM. It got quite dark after 8.30 PM and harder to navigate for surveyors without sidewalk/streetlighting on Napier Street and vehicles passing through Napier Street, John Street and Kellam Street.
- **Others**
 - Illegal parking observed along the north or south side of Kellam Street easterly from the Laser Clinic property, especially around 8PM as there was a live act with music at Starbucks and a lot of activity noticed around the intersection of Islington Avenue/Kellam Street.
 - A resident expressed a safety concern for their children who walk/play on the streets when it gets busy around dusk at Islington/Kellam.
 - A resident indicated that the Fall time is a busier period for Kleinburg Village as many area residents are at cottages during the summer, and currently CNE is going on in Toronto.

SUMMER WEEKEND PARKING NOTES

Date: Aug 26, 2019

Location: Kleinburg Village Core, City of Vaughan

Tasks Completed:

- License plate surveys on 5 routes covering the study area at 30-minute intervals starting at 9 AM and ending at 9 PM.
- Field observations and any supporting photos.

Key Observations/Events

- **Parking Lots/On Street Parking**
 - Parking lot for Ambiance was blocked with barrels until 10:30 AM when store was opened. Barrels were put back in place at 5:00 PM when store was closed. By-law enforcement officer sitting in truck parked in lot after store closing.
 - Multiple cyclists entered Bindertwine Park to use the trail. People playing tennis throughout day, no sports games occurred at baseball diamond or soccer fields. The lot was observed to be busier during the day on Saturday, that at night, in contrast to Thursday's survey.
 - Parking at 10423 Islington Avenue was almost always at capacity. At around 7 – 8 PM, people parked illegally on the sidewalk and along the driveway on the north side of the Florist, or parked at Pierre Berton Heritage Centre and was observed to walk across to Belsito Trattoria in this lot.
 - Visitors were seen parking at the library or at the school and walking over to the McMichael Art gallery, which provides paid parking.
 - The Doctor's House parking lot (both front and back) started to fill up 4.30 PM and remained very busy for the rest of the survey. Valet service was offered at the venue, but the vehicles were not stacked or parked in non-designated parking spots. The lots were not full.
 - The retail stores in the area were closed around 7 PM and the respective parking lots started to empty out. Restaurants and dessert shops remained open. A few vehicles were observed to park at 10462 Islington Avenue and people walked across to the Old Confectionary Hall.
 - **Business Concerns**
 - **Napa Valley Dental Centre:** Dr. Ian Braverman came out of Napa Valley Dental Centre at 9:00 AM and asked MP surveyor what they were doing. MP Surveyor shared Parking Study handout/permission letter. The Doctor let MP know that Napa Valley Dental Care was not interested in participating in the parking study on his property now or in the future due to concerns over recording partial license plate number.
 - **Traffic Operations/Parking Interactions**
-

- A resident on Kellam Street came out around 4 or 4.30 PM to complain about a stretch limo that had been idling/parked on Kellam beside Starbucks for multiple hours. Most likely a result of weddings going on at the Doctor's House.
 - By-law enforcement officer was seen ticketing vehicles parked on sidewalk on Kellam Street across from Starbucks while the driver was at Starbucks. Around 8PM, several vehicles were parked illegally on the sidewalk at Kellam Street across Starbucks, including a vehicle belonging to a couple who were sitting on a public bench.
 - A member of the public let MP surveyor know that vehicles speed later at night on Napier Street.
 - Another member of the public let MP surveyor know that tourists are often unable to see the no-parking signs along the north of Kellam Street due to poor lighting conditions in this area.
 - Another member of the public let MP surveyor know that when it gets really busy on Napier Street, vehicles park on both sides even though it is illegal and that makes it very hard for cars to get through. This can be a safety concern, especially for emergency vehicles.
 - An area resident indicates that during Binder Twine Festival, the Islington Avenue is closed to cars from Nashville Street south to McMichael's Art Gallery. Vehicles park in Binder Twine park, along residential streets such as Bindertwine Boulevard, at Elementary School La Fontaine south of Bindertwine Boulevard and at Sonoma Heights Park. The resident indicated that he believed although Binder Twine festival is cancelled this year that it could still be approved by the City. He also remarked that traffic on Islington Avenue has increased after the opening of Starbucks.
- **Active Transportation/Traffic and Parking Interactions**
 - Increased number of bikes observed on the road compared to Thursday, and this was consistent throughout the day. Not many bikes were observed stopping in Kleinburg, and appeared to be passing through.
 - Bikes were seen left leaning against The Old Confectionary Hall as people walked along Islington Avenue.

FALL WEEKDAY PARKING SURVEY NOTES

Date: Thursday, Oct 24, 2019

Location: Kleinburg Village Core, City of Vaughan

Tasks Completed:

- License plate surveys on 5 routes covering the study area at 30-minute intervals starting at 8 AM and ending at 9 PM.
- Field observations and photolog.

Key Observations/Events

- **Kleinburg Public School Operations (AM)**
 - MP noted that the morning drop-off period is well-organized by school staff, who assist school buses (8) and vehicular traffic (parents/passenger cars) to move efficiently and quickly through the area. There are traffic cones placed at south entrance of the school to separate bus and passenger car movements.
 - School staff were also assisting a low number of students walking to school to cross school driveway entrance. A crossing guard was available to cross Islington Avenue near the south entrance.
 - All drop-off activities were complete in approximately 20 minutes.
 - Around 80%-90% of cars parked on-street in front of school belong to school staff who were observed to park and head in starting from approximately 7.45 AM. There were still on-street parking spots available in the area.
 - No parents or school staff observed to park at Pierre Berton Heritage Centre parking lot.
 - A few parents were observed to park at the Kleinburg Public Library to drop off school children.
 - Bus arrivals/departures are noted below:

Time	Arrival/Departure	Notes
8:15 AM - 8:20 AM	5 buses arrived	
8:20 AM	First bus left	4 buses turned left while 1 bus turned right
8:22 AM	3 buses left	
8:24 AM	Bus 5 left	
8:25 AM	Bus 6 arrived	
8:27 AM	Bus 7 arrived	
8:28 AM	Bus 8 arrived	
8:30 AM	Bus 6,7,8 left	

- Buses turning left going southbound (SB) on Islington Avenue caused some delay as vehicles in both directions had to stop to allow bus to complete movement. Some buses turning left were seen jumping the curb due to the wide turn.

- Vehicles travelling SB on Islington Avenue and taking a left into the school parking lot halt traffic. The maneuver is difficult and causes some delays due to the busy opposing through movements on Islington Avenue.
- Overall, traffic on Islington Avenue was not too busy and the corridor operated reasonably well with some delays to accommodate school activities.

● **Kleinburg Public School Operations (PM)**

- Parents were observed to be present in the school parking lot from 2.35 PM, forming up to 3 side by side lines of cars in front of the pick-up/drop off-area. These vehicles were stopped, double parked and/or parked illegally in areas hatched pavement markings and left unattended causing other vehicles to be blocked in and be unable to pull out.
- A few cars were observed to be parked on west side of Islington Ave.
- Some parents were observed to be parked in Pierre Berton Heritage Centre parking lot. Up to 3 vehicles were observed to be parked along the driveway entrance to McMichael Art Galley, facing west towards Islington Avenue.
- Bus arrivals/departures are noted below:

Time	Arrival/Departure	Notes
2.26	Bus 1 arrived	
2.43	Bus 2 arrived	
2.45	Bus 1 (small), Bus 4 arrived	
2.46	Bus 5 arrived	
2.47	Bus 6 arrived	
2.52	Bus 7 arrived	
2.55	Bus 8 arrived	
2.57	Bus 9 arrived	
3:03 PM – 3:10 PM	All buses left in quick succession	8 bus turned right to NB Islington Ave and 1 bus took left to SB Islington Ave

● **Parking Lots/On Street Parking**

- Parking demands were high during the midday peak hours (12 noon – 2 PM) , but went into a slight lull after 2PM.
- Business owner at InKlein Fitness centre indicated to MP surveyor that there is not enough public parking in the area and that it causes many people to take private spaces that they should not be using.
- Cars were using the Kleinburg Parking Library lot before, during, and after the Library was open to access the trails at McMichaels and dropping off kids for school in the morning. The library lot was full during the Thursday Crib Group at the Library.
- The parking lot at 10423 Islington Avenue (Belisito, Florist etc.) was full during Thursday evening.
- The parking lot at 10449 Islington Avenue (DeGazon Music of Vaughan) was busier during Thursday evening and Saturday morning. Due to the designated parking spaces for teachers/visitors, vehicles often double parked here.

- Same vehicles were in and out quite often in the Pierre Berton Heritage Centre. MP surveyors noted that some of the vehicles may belong to the property in the north west corner of the lot.
- Vehicles were parked in the front bus pick up/drop off area at the Kleinburg Public School during the evening and people were seen going into shops and to restaurants.
- **Traffic Operations/Parking Interactions**
 - Traffic remained heavy along Islington Avenue from approximately 3.30 PM (around school dismissal) to 6 PM. Long queues on northbound (NB) Islington Avenue extended south of Stegman's Mill Road past Major Mackenzie Drive in the PM peak period.
 - MP surveyors noted increased volumes on John Street and Napier Street. It appeared these vehicles cut through these streets to avoid the stop-controlled intersection of Islington Avenue and Stegman's Mill Road.
- **Active Transportation**
 - Fewer pedestrians observed during the fall weekday surveys than during summer weekday surveys. Some school children were observed to be walking to cafes/coffee shops during lunch hour.

FALL WEEKEND PARKING NOTES

Date: Saturday, October 26, 2019
Location: Kleinburg Village Core, City of Vaughan

Tasks Completed:

- License plate surveys on 5 routes covering the study area at 30-minute intervals starting at 9 AM and ending at 9 PM.
- Field observations and any supporting photos.

Key Observations/Events

- **Parking Lots/On Street Parking**
 - A lot of people were at Bindertwine Park during the day on Saturday for walking on the trail.
 - There was a road closure along Nashville Road from Stegman's Mill Road to Leicester B. Pearson Drive due to a watermain break. However, local cars were able to turn left from Islington Avenue into Nashville Road and parking along Nashville Road remained heavy throughout the day due to the weddings and patrons at Bliss Yoga.
 - Throughout the day MP surveyors observed that a lot of the parking/parked vehicles at the Laser Clinic were actually customers going to Starbucks.
 - MP surveyors noticed some vehicles parked for the whole day at different locations between October 24 and 26, i.e. same car parked whole day, on Nashville Road on Oct 24 was observed to be parked the whole day in front of Avlyn Gardens on Oct 26.
 - Vehicles were parked in the front bus pick up/drop off area at the Kleinburg Public School during Saturday and people were seen going into shops and to restaurants. During the day time some groups were observed meeting in the main parking lot to go for walks at McMichael's, and around the downtown core area.
 - The parking lot at 10423 Islington Avenue (Belisito, Florist etc.) was full during Sunday evening.
 - The parking lot at 10449 Islington Avenue (DeGazon Music of Vaughan) was busier during Thursday evening and Saturday morning. Due to the designated parking spaces for teachers/visitors, vehicles often double parked here.
 - Due to several weddings at the Doctor's House, the venue parking lot and Nashville Road remained almost full. Several stretch limos and were parked along near the intersection of Islington Avenue with Nashville Road and Kellam Street.
 - **Traffic Operations/Parking Interactions**
 - There were tourists in the Kleinburg Village core. A tour bus was seen to arrive around 11:50 AM in the area and park at the gas station property. Gallery in the Grove (<http://www.galleryinthegrove.com/bus-trip.html>) confirmed that the tour bus was their bus, and
-

the bus operator was unsure about where to drop people off and ended up parking in the vacant lot to let passengers out for lunch in Kleinburg. The bus was briefly parked in the Kleinburg Parking School (we captured at 12.30 PM and 1 PM) before picking up their passengers and heading to McMichael's where they parked inside.

- Traffic operations were generally smooth throughout the day. The busy area was limited to the intersections of Stegman's Mill Road with Nashville Road and Kellam Street during the midday and afternoon peaks, and especially due to the wedding events at the Doctor's House. However, after 6.30 PM the Kleinburg Village core was less busy and the wedding visitors remained parked in the area.

- **Active Transportation/Traffic and Parking Interactions**

- Increased number of bikes observed on the road compared to Thursday, and this was consistent throughout the day.

SPECIAL EVENT - CHRISTMAS TREE LIGHTING PARKING NOTES

Date: Friday, October 29, 2019

Location: Kleinburg Village Core, City of Vaughan

Tasks Completed:

- License plate surveys on 5 routes covering the study area at 30-minute intervals starting at 5 PM and ending at 9 PM.
- Field observations and any supporting photos.

Key Observations/Events

- **Off-Street Parking**
 - Kleinburg became steadily busier from 6.30 PM and remained busy until 8.30 PM.
 - Some parking lots were observed to be at or near capacity – at RBC Bank (7 – 8.30 PM), Immanuel Florist (5 – 9 PM), Pierre Berton Heritage Centre (5 – 9 PM) and the Kleinburg public School (6 – 8 PM). Starbucks parking was at capacity most of the evening as noted during summer and fall surveys.
 - The parking lots at 10504 Islington Ave (Post Office lot) and 10462 Islington Ave (former Subway) parking lots were being used by people visiting Kleinburg for the special event. They arrived mostly around 7.30 – 8 PM and cleared out about ½ hour after the event.
 - The Doctor’s House lot was not very busy and the number of occupied parking stalls remained fairly constant from 6 PM. Guests arrived for a wedding between 5 – 6 PM. Only a few cars were seen leaving from the Doctor’s House parking lot right after the tree lighting countdown ended shortly after at 8 PM – indicating that the Doctor’s House was not a popular spot for the special event visitors to park in.
 - Bindertwine Park was generally empty during the special event survey.
 - “The Burg” was open for business and patrons were noted to park in the parking lot throughout the night.
 - **On-Street Parking**
 - Vehicles were parked along Islington Ave on the east side, from north of John Street to just south of Treelawn Boulevard. There were illegally parked cars along the east side of Islington Avenue along stretches where there is a no parking sign.
 - Since the Christmas tree lighting look place at the Kline House at the intersection of Islington Avenue and Nashville Road, people parked at the north end of Napier Street, close to John street, to reduce the walking distance. During our fall and summer surveys this was not the case.
-

- The highest on-street parking use was observed was between 7 – 8:30 PM. The number of cars parked on-street on Islington, north of John Street and on Napier Street reduced significantly after 8:30 PM.
- **Active Transportation/Traffic and Parking Interactions**
 - Lots of pedestrians observed along Islington Avenue, heading towards Nashville from the afternoon.
 - Many families with young children were seen attending the Kleinburg Christmas Tree Lighting. High pedestrian activity at the crossing at Islington Avenue and Stegman’s Mill Road.