

Newmarket Residential Parking Study Phase 2 Update Presentation

Special Committee of the Whole

November 10, 2025



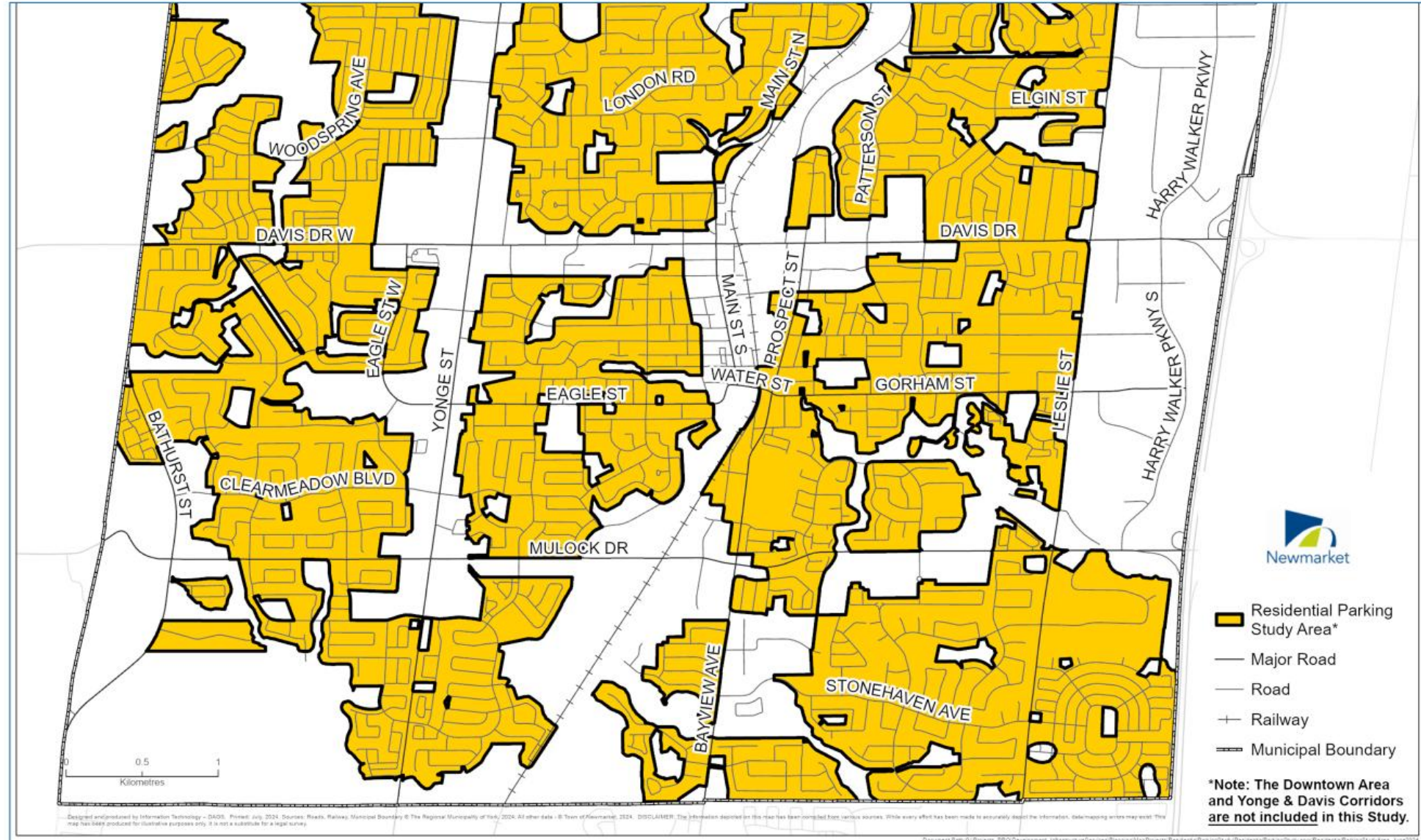
Agenda

- 1 Project Goals, Objectives and What's Been Done**
- 2 Dec 2024 Council Workshop: What We Heard**
- 3 Key Objective 1: Update Parking Regulations**
- 4 Key Objective 2: Update Design Standards**
- 5 Key Objective 3: Interventions for Area-specific Parking Challenges**
- 6 Next Steps**

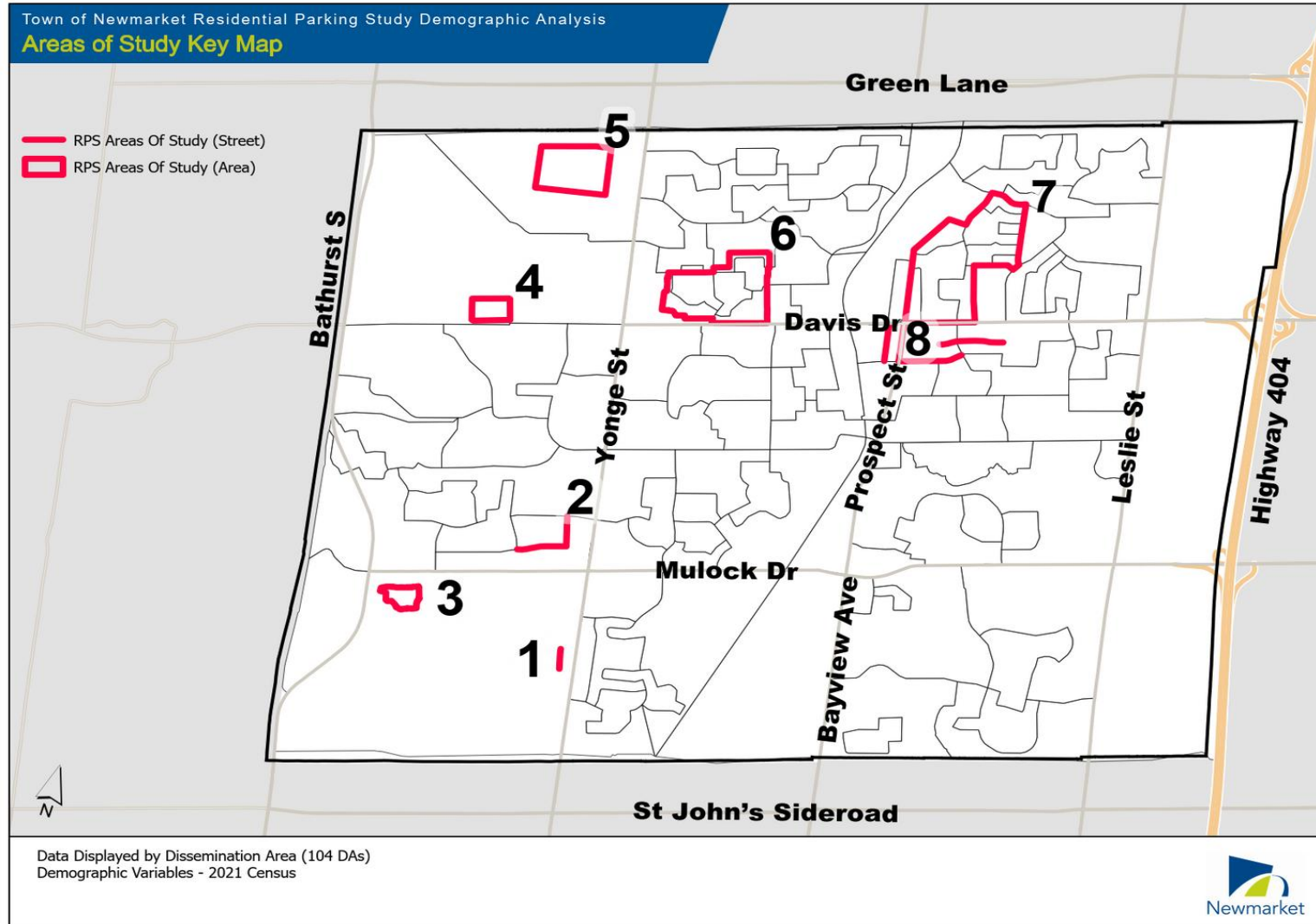


Study Area

The **Residential Parking Study** focuses on areas outside the Urban Centres and Historic Downtown. The study area is shaded in **yellow**.



Study Area

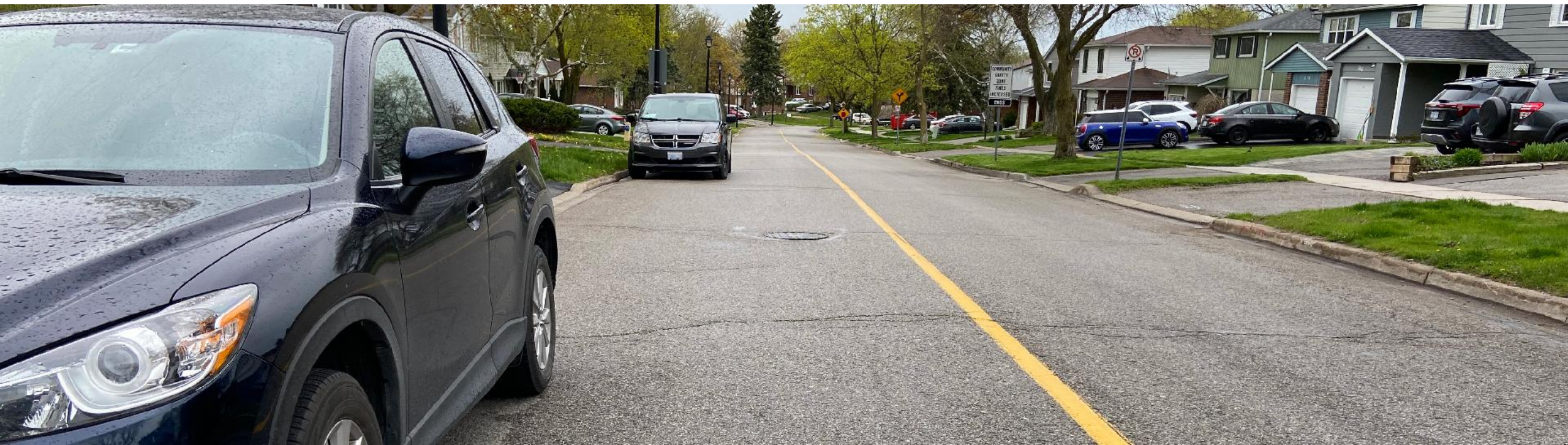


8 hot spots were identified by the Town as areas with a **high number of parking violations.**



Study Goals

- ✓ **Long Term Goals:** Support growth in low- and medium-density residential areas by **creating complete communities** and promoting **sustainable transportation options**.
- ✓ **Short Term Goals:** Provide **flexible neighbourhood parking solutions** to address immediate needs, Town-wide and/or in hot spot areas.



Key Study Objectives



UPDATE PARKING REGULATIONS

- On-street parking (public and private roads).
- Off-street parking (e.g., driveways).



UPDATE DESIGN STANDARDS

- Condo roads.
- Residential driveways.
- Accommodating cycling facilities.



INTERVENTIONS FOR AREA-SPECIFIC CHALLENGES

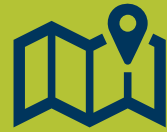
- Parking spillover from paid lots.



What's Been Done



**DATA COLLECTION
AND ANALYSIS**



**JURISDICTIONAL
SCAN**



ENGAGEMENT



Recap From 2024 Council Workshop: 6 Key Observations



Data Collection and Analysis



Jurisdictional Scan



Engagement

1

A large share of parking violations in the Town relate to **overnight parking**.

2

High on-street parking utilization near **Southlake Regional Health Centre** & **paid parking lots**.

3

Some developments with **condo roads** are experiencing on-street parking **overflow issues**.

4

Minimum off-street parking requirements **not in line with other municipalities** or some car ownership patterns.

5

Many residents **park in their driveway** rather than in a garage.


6

Some residents experience **parking accessibility challenges** in some residential areas (e.g., near Historic Downtown or commercial areas).


2024 Council Workshop: Feedback



Data Collection and Analysis



Jurisdictional Scan



Engagement

- Collect more data on non-compliant driveway and/or walkway widening(s).
- Analyze the growth of multigenerational families and Additional Residential Units (ARUs).
- Review Newmarket-specific Transportation Tomorrow Survey data.
- Assess seasonal impacts on overnight parking.
- Review how the current parking permit system is working.
- Investigate policies for condo roads in other jurisdictions.
- Collect additional data and feedback to fill information gaps through a targeted survey in parking hotspot areas.



Key Objective 1A:

Update On-Street & Off-Street Parking Regulations

Key Questions

- How do existing **parking regulations** impact on-street parking?
- What is the impact of **Additional Residential Units (ARUs)** and **multigenerational households** on parking?
- Do **minimum parking requirements** and **land use policies** affect on-street parking?
- How do other jurisdictions handle **seasonal parking**?
- How do other jurisdictions manage **accessible parking**?

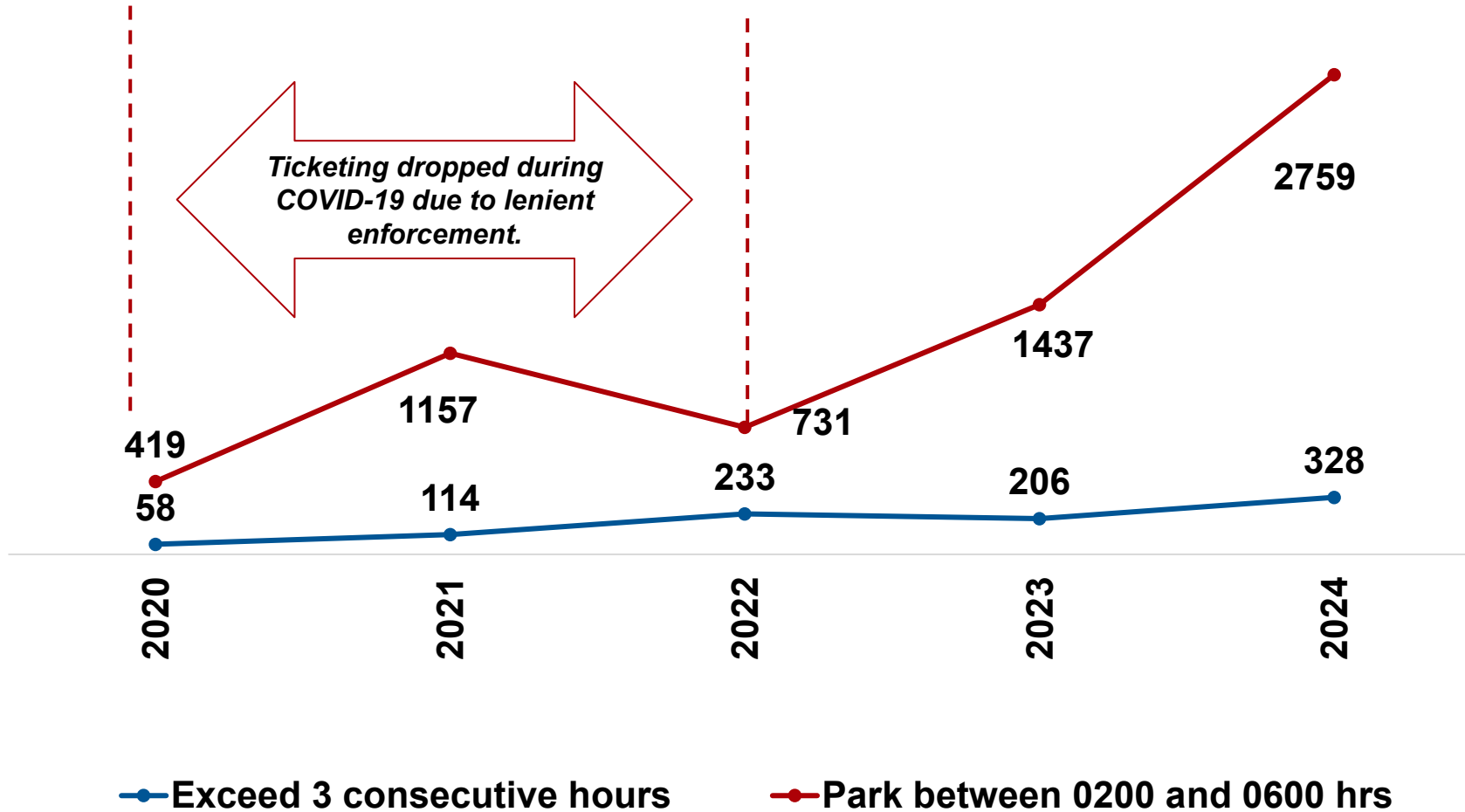
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How Do Existing Regulations Impact On-Street Parking?

Overnight and 3-hour parking violations (2020-2024)



Overnight parking tickets (Nov-Apr) account for most violations – **over 2,700** issued in 2024.



How Do Existing Regulations Impact On-Street Parking?



Key Observation:

Overnight parking accounts for most violations.

Additional Context

- Strict winter overnight parking prohibition.
- From **April – Nov** the **3-hour limit** is not proactively enforced.
- **Low uptake** of the **overnight exemption program**.

Why Does It Matter?

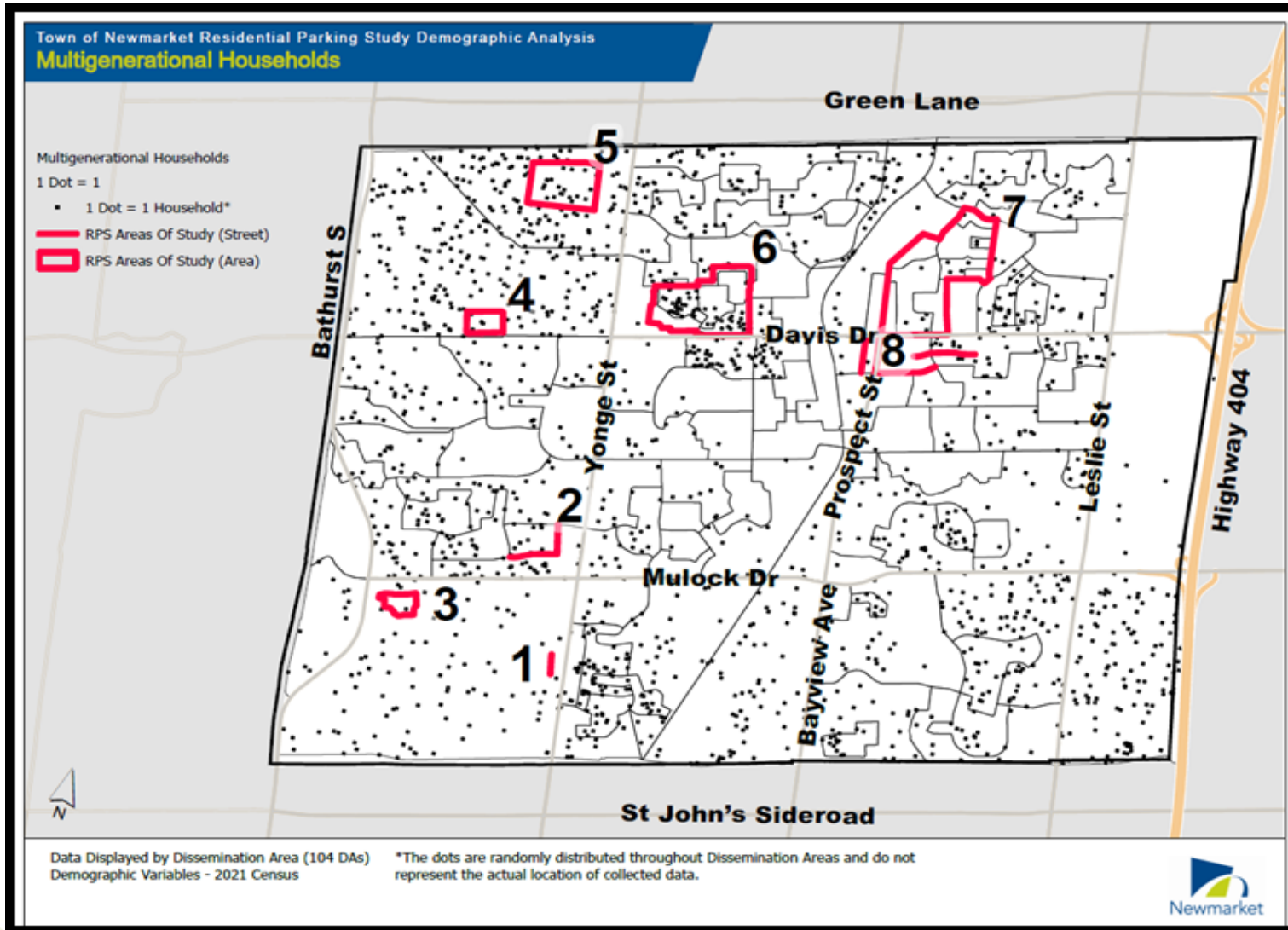
55% of survey respondents find the overnight **parking ban too restrictive**, suggesting a possible opportunity to adopt more permissive on-street parking regulations.



Newmarket Free Overnight Parking Permit Program



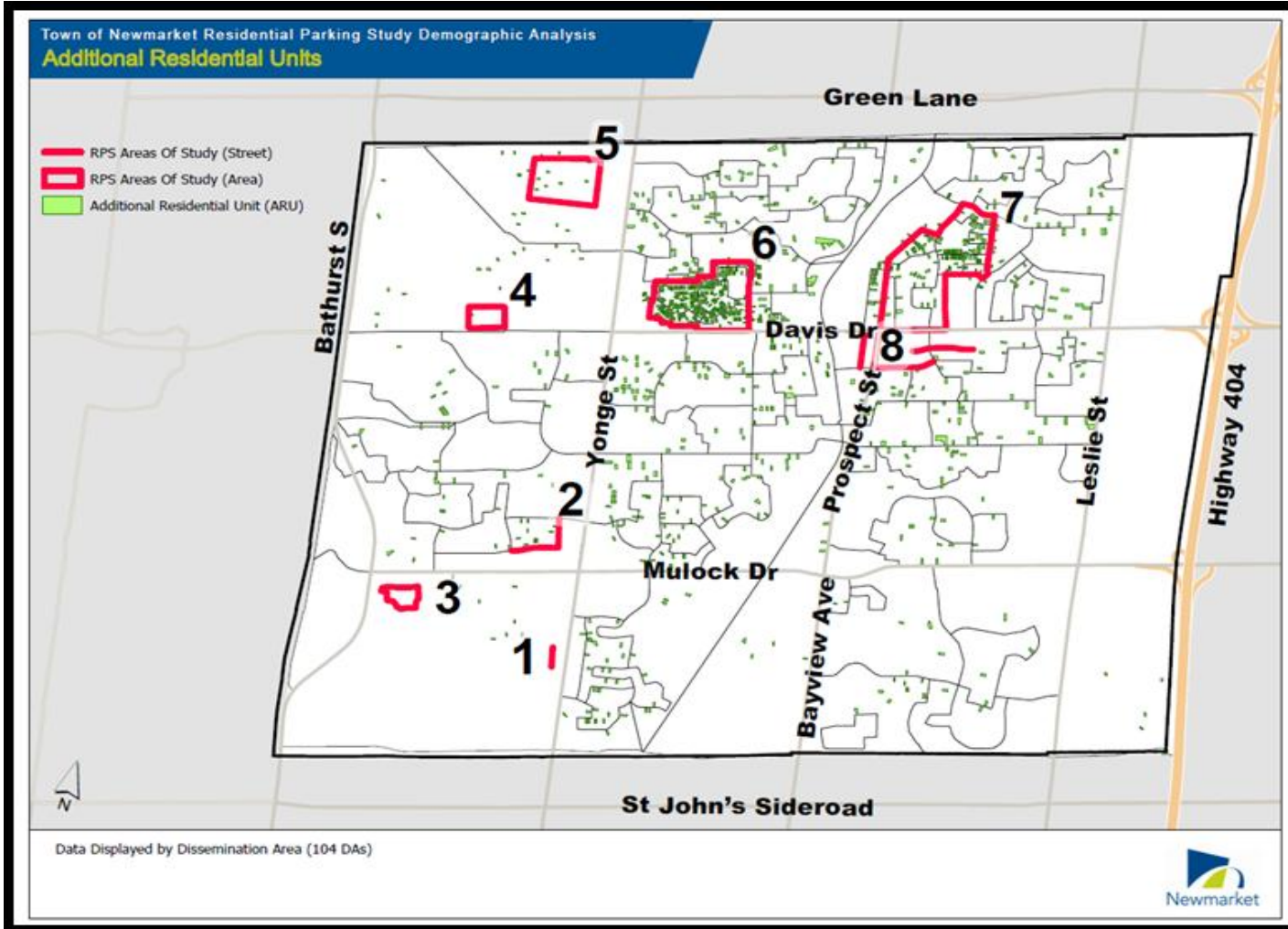
Multigenerational Households In Newmarket



Key Observation

Multigenerational households reflect changing family structures, impacting housing demand. They are distributed across the Town and may be a modest contributing factor.

Additional Residential Units In Newmarket

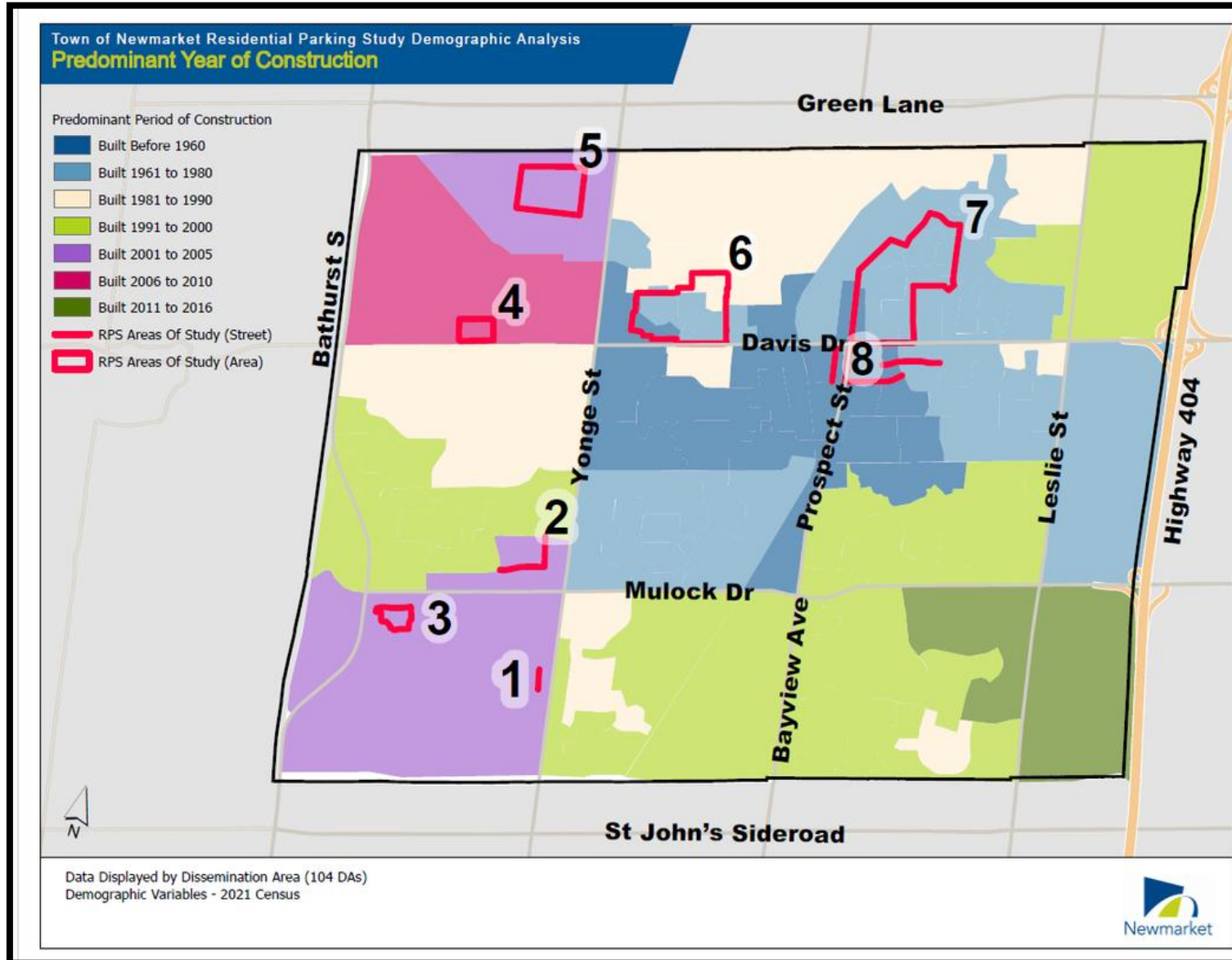


Key Observation

All 8 key hot spot areas have **population and unit densities that are significantly higher than the Town average** – anywhere from 2 to 10 times greater in people and units. These demographic and housing patterns influence parking dynamics and community needs.



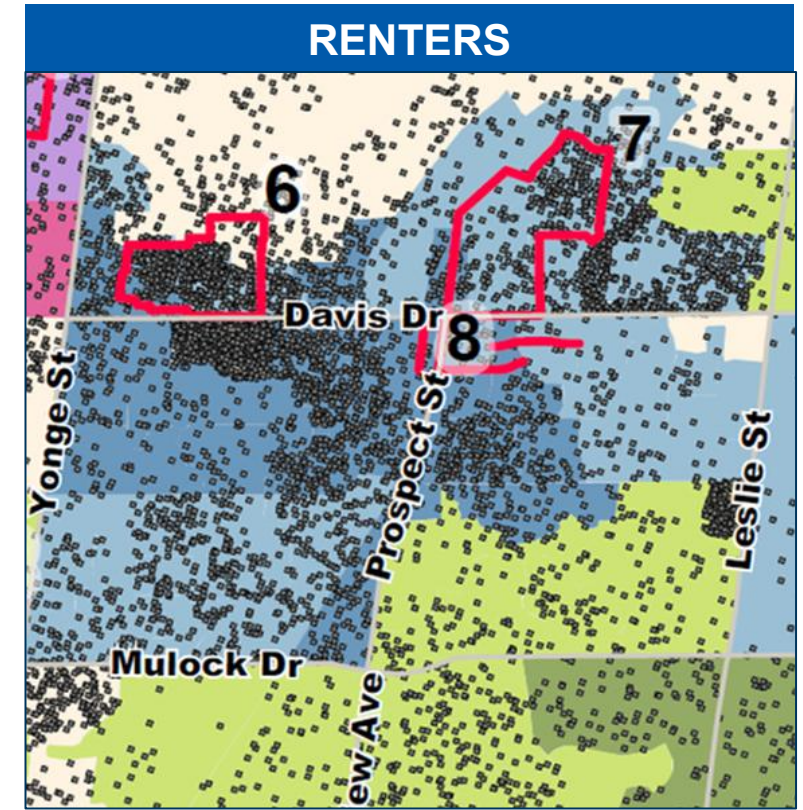
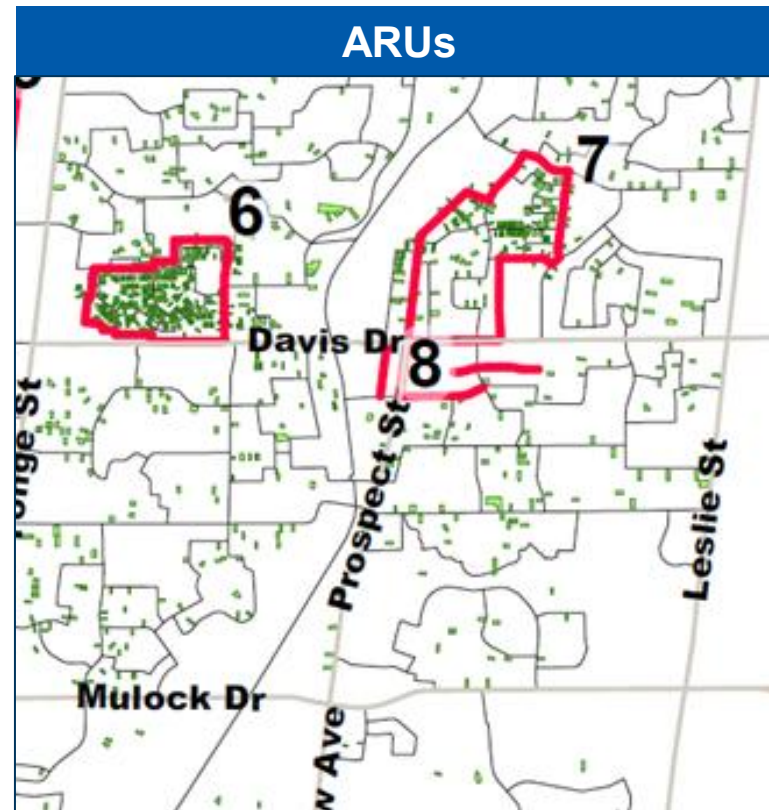
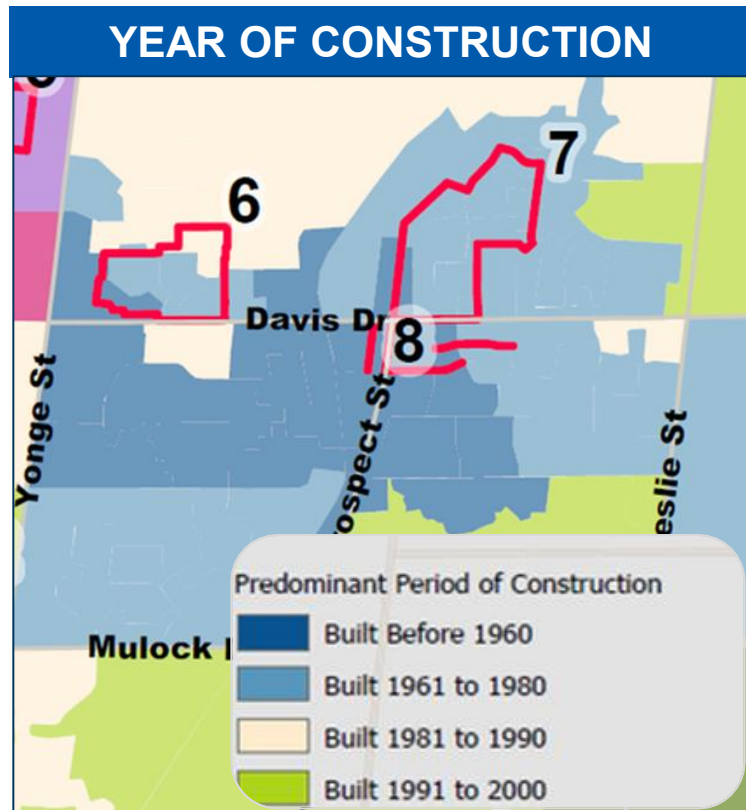
Predominant Year Of Construction



Key Observation

All of the hot spot areas include a higher proportion of the missing middle housing (rowhouses, semis, etc) than the Town-wide average.

Hot Spot Area 6: Housing And Demographics



Study Area 6, built before 1980, has the highest share of renter-occupied units and ARUs among all eight hot spots. This likely reflects its higher housing density, proximity to transit, older housing stock, and prevalence of semi-detached and duplex homes.



Average Vehicle Ownership In Newmarket



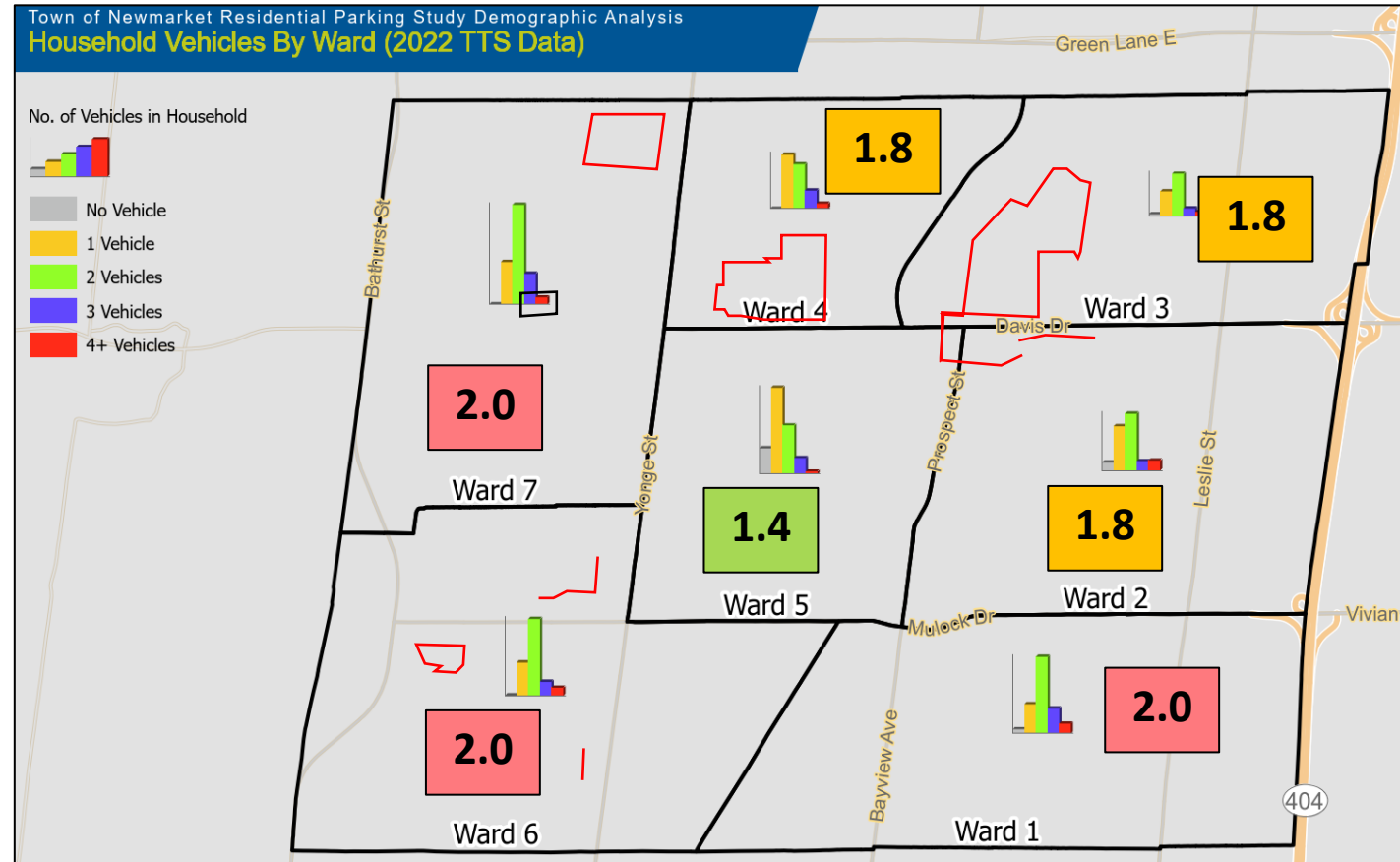
Key Observation

Vehicle ownership is lowest in Ward 5 (1.4 cars/household) and highest in Wards 1, 6 & 7.

Wards 2, 3 & 4 have fewer cars per household (1.8) compared to all other wards (2.0) except Ward 5.

Additional Context

- Proximity to transit and land use patterns affect car ownership patterns.
- Despite proximity to transit, higher predominance of semis/duplexes increase parking demand.

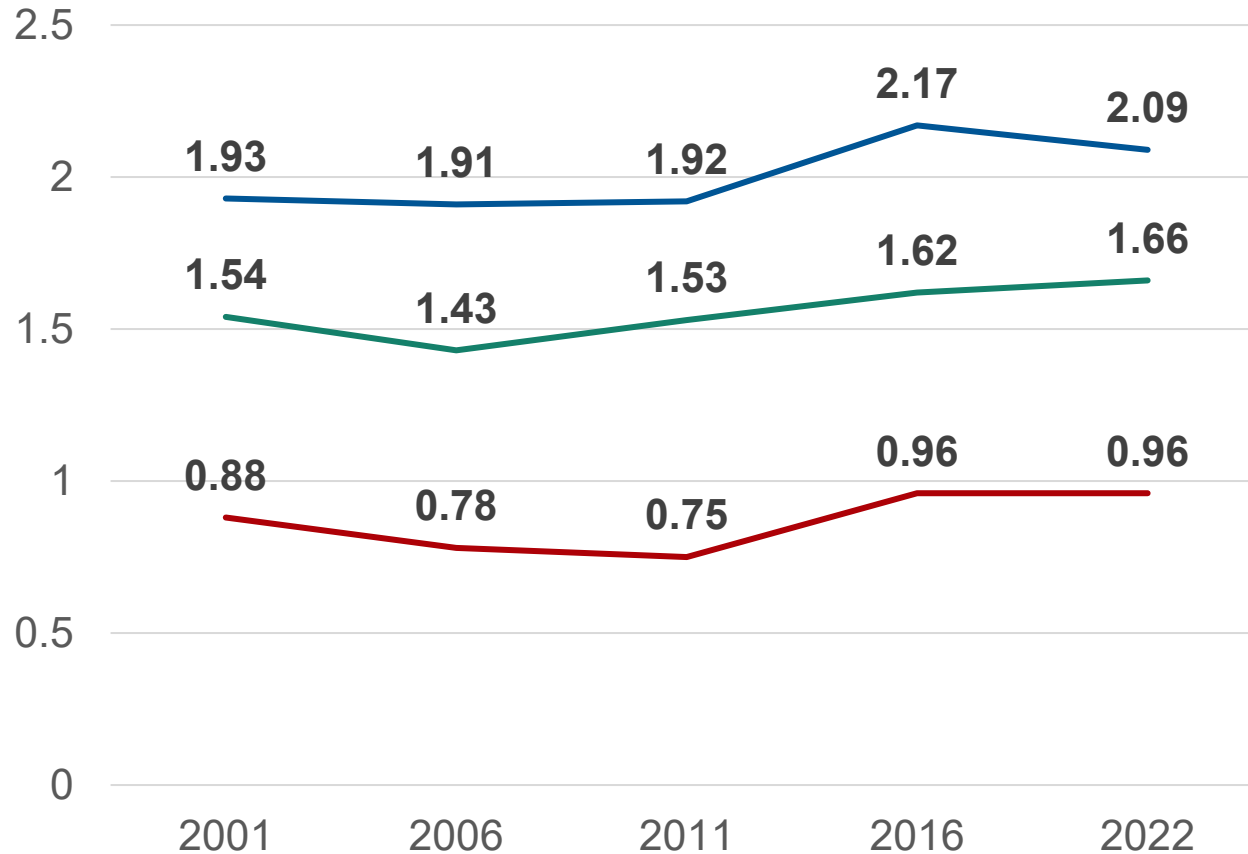


Average number of cars per household by Ward



Minimum Parking Requirements & Vehicle Ownership In Newmarket

VEHICLES PER HOUSEHOLD (2001- 2022)



MINIMUM PARKING REQUIRED BY ZONING



- House
- Apartment
- Townhouse



Jurisdictional Scan: On-Street Parking Permit - Ottawa



What Did We Find?

Eligible residents can park on assigned streets in 'Residential Parking Permit Zones'.

Interactive map of residential parking permit zones

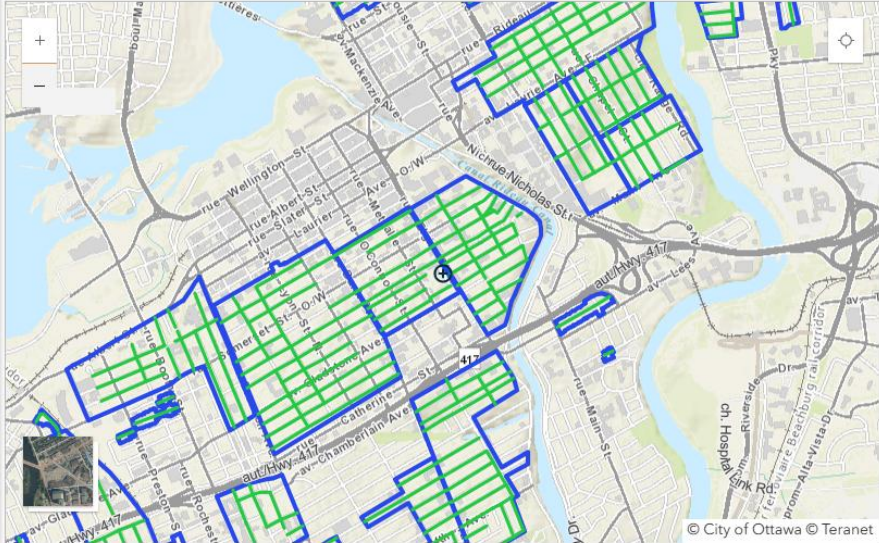
Map legend

- **Blue Zone:** Parking permit zone boundary.
 - An address must fall within a zone to be eligible for a permit.
- **Green Streets:** These streets have permit parking availability.
 - Specific streets where parking permit holders may legally park.

Street Names

Search for an address or a place

Selected location: 110 Laurier Ave W.



Residential Parking Permit Roads

Permit Holders Exempt Parking

Residential Parking Permit Zones

© City of Ottawa © Teranet

Interactive Map of Residential Parking Permit Zones in Ottawa

Jurisdictional Scan: On-Street Parking Permit - Ottawa



Eligibility

Issued based on assigned streets.



Time Limit

Up to 48 hours.



Coverage Areas

- **Blue Zone:** address must fall within this zone to be eligible for a permit.
- **Green Streets:** Specific streets where parking permit holders may legally park.



Required Documents

- Vehicle registration.
- Driver's License.
- Lease Agreements (for tenants).
- Tenants must have a letter from the landlord indicating there is no parking on-site.



Permit Limits

Max 2 permits per household + 1 additional permit for non-resident(s).



Special Provisions

Does not apply to short-term rentals.



Jurisdictional Scan: On Street Parking - Ottawa

What Did We Find?



Residential on-street parking permits allow vehicles to park overnight during the seasonal ban, but not during a winter weather ban unless they are in an exempted zone or have additional permits.



Jurisdictional Scan: On-Street Parking Permit - Windsor



Eligibility

Issued based on availability in **areas impacted by institutions.**



Coverage Areas

- University of Windsor
- St. Clair College
- Central Business District



Permit Limits

Max 2 permits per household + 1 additional permit for non-resident(s)



Neighbourhood Approach

Neighbourhood approach vs street-by-street to avoid moving a parking concern to neighbouring streets.



Required Documents

- Proof of ownership
- Driver's License
- Lease Agreements (for tenants)



Special Provisions

Applies to landlords, month-to-month tenants, students.



Jurisdictional Scan: On-Street Parking Exception - Milton



Eligibility

All residential areas.



Time/Seasonal Limits

- Up to 15 hours
- April 15 – Nov 14



Permit Limits

Must have used all 25 overnight parking passes. Limited to homeowners only (not tenants).



Required Documents

- Request explaining the need for extended parking.
- Demonstrate that resident parks in the garage.
- Email request and proof of 51% approval and signatures.



Special Provisions

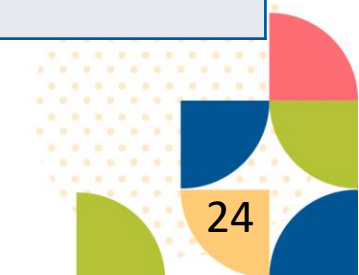
Restricted to one side of the street only.

Not restricted to residents on the street with on-street permissions (e.g., residents from nearby streets can park on the eligible street).



On-Street Parking – Jurisdictional Scan Summary

Municipality	Rationale for Program	Permit Restrictions	Permit Fees (2025)
Markham	Mostly overnight parking	Overnight parking tied to specific licence plates	Approx. \$55 per month for overnight permits
Vaughan	Resident requests, case-by-case	Mostly Mon–Fri, 6 a.m. to 6 p.m.	\$59/month for monthly permit; \$686/year annual permit
Richmond Hill	Overnight parking flexibility	Limit of 50 days/year	\$5/day
Ottawa	Overnight parking flexibility	Up to 48 hours	Summer (April – Nov) \$36 Winter (Dec – March) \$167 Annual permit \$770
Barrie	Spill-over parking near Allandale GO station	Mon–Fri, 7 a.m. to 9 a.m.	No fee
Milton	Extended residential street parking	Up to 15 hours on one side; other side no parking	No fee
Windsor	Institutional area spill-over management	Year-round permit	\$36.50 per residential vehicle permit (1st and 2nd vehicles); \$36.50 for visitor permits



Jurisdictional Scan: Accessible Parking



What Did We Find?

- **18%** of survey respondents noted they experience challenges with parking accessibility in residential areas.
- Other jurisdictions address this through:
 - **Permit exemptions** from time limits and winter bans.
 - **Special permits** for homes without private parking and who require parking for Personal Care workers.
 - **Designated** on-street accessible **spaces**.



Why Does It Matter?

- **Inclusive standards** support community diversity and **aging-in-place**.



Jurisdictional Scan: Accessible Parking

On-Street Accessible Parking Policies



What Did We Find?

Permit holders exempt from time limits, permit-only areas, and metre payments

Permit holders exempt from seasonal parking bans

Special permits for residents without private parking

Residents can apply for a designated on-street accessible space

Toronto

Ottawa

Kingston

Windsor



Key Objective 1b

Update Off-Street Parking Regulations

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- How do other jurisdictions address **driveway widening**?
- How do other jurisdictions regulate **front-yard parking**?
- Is **driveway widening occurring in Newmarket** and to what extent?



Jurisdictional Scan: Driveway Widening

What Did We Find?

Garages are often used for storage, increasing demand off-street (front yards) and/or on-street in some areas.

Peer municipalities regulate driveway/walkway widenings by:

- Setting **maximum driveway widths**;
- Requiring **permits** in some circumstances;
- Enforcing **landscape standards** (e.g., by % of total lot or front yard)



A garage used for storage instead of parking



Jurisdictional Scan: Driveway Widening

DRIVEWAY WIDENING SOLUTIONS



PERMIT SYSTEMS

Toronto, Kitchener, Brampton, Oakville



MATERIAL AND AESTHETIC CONTROLS

Oakville



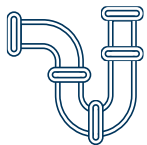
ZONING CONTROLS

Toronto, Brampton, Mississauga



ENFORCEMENT AND FINES

Toronto, Oakville, Mississauga



STORMWATER FEES

Mississauga



Jurisdictional Scan: Driveway Widening



Visually appealing example of front yard parking pad (Toronto)

What Did We Find?

Most municipalities prohibit front yard parking except in Toronto where a strict licensing program is in place in areas where homes do not have garages or on-street parking is limited.

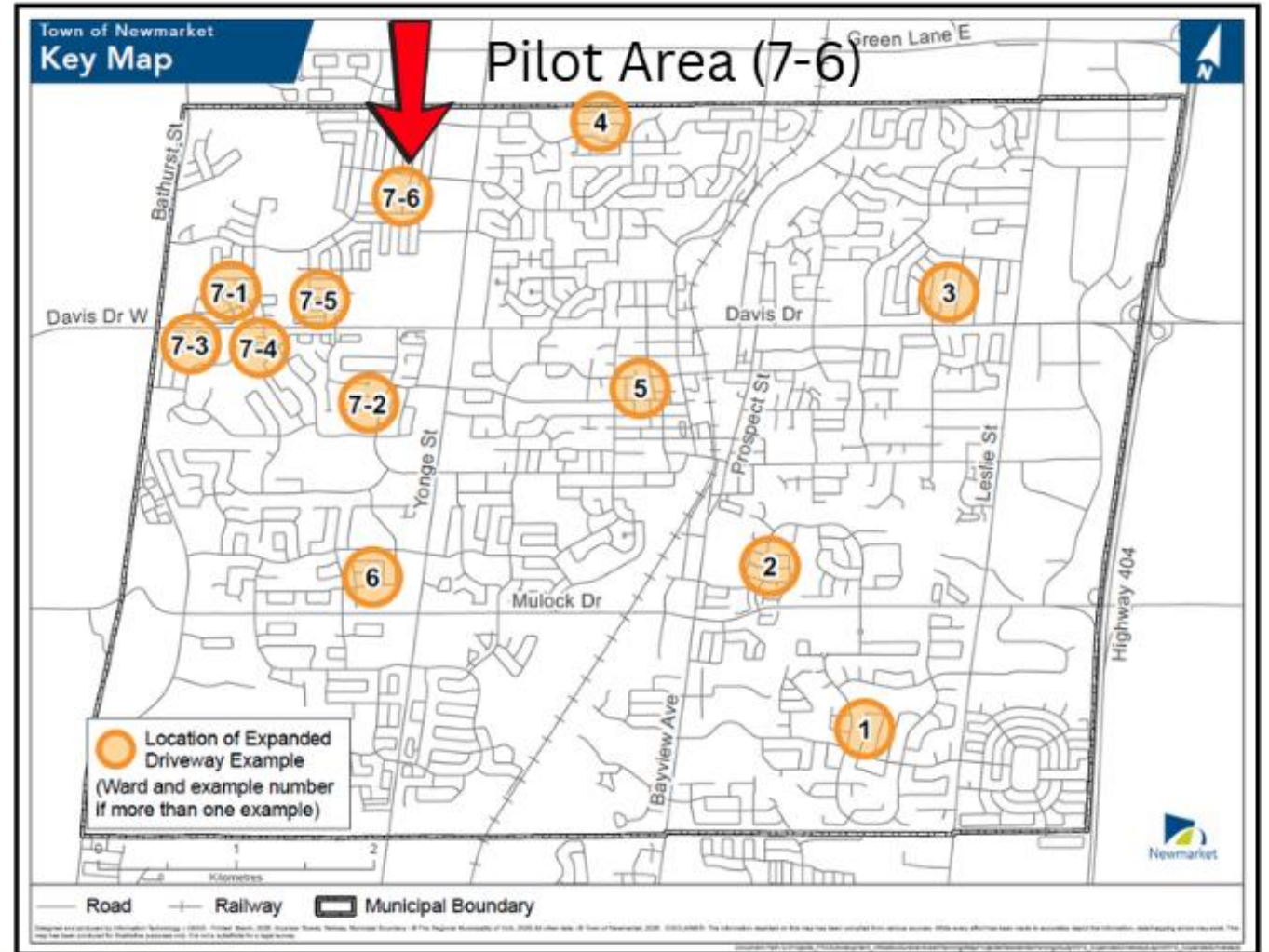
- **Toronto:** allowed only in certain areas with strict criteria
- **Vaughan:** Allowed if on a hard surface next to the driveway and lot frontage is over 6 m
- **Newmarket:** Prohibited in front/side yards unless specifically permitted by by-law



Driveway Widenings In Newmarket & Smart Planning

Scope of Work

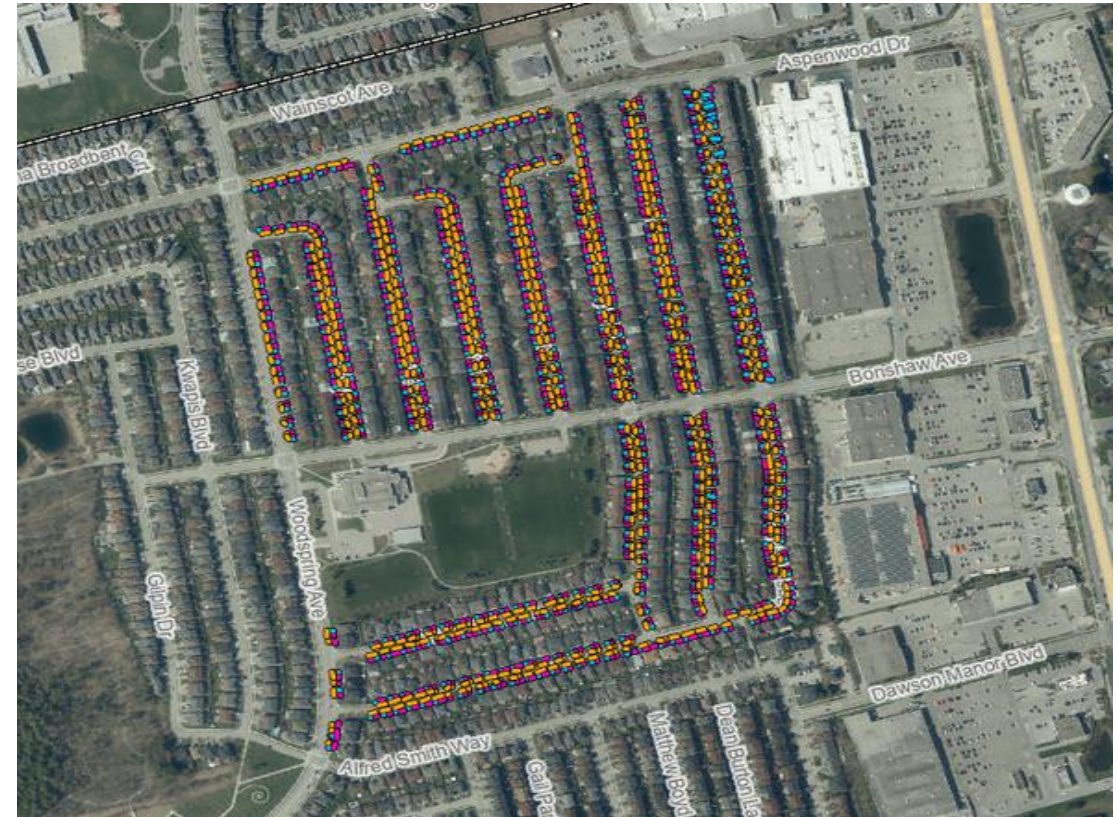
- Use GIS, zoning data, and aerial photos to **identify illegal driveway/walkway widenings** in **pilot area 7-6** over 2-year period.
- Town staff may also use **LiDAR scans** to supplement aerial imagery.



Location of Expanded Driveway Examples

Driveway Widenings In Newmarket & Smart Planning

- The analysis will include lands within **4 meters of the property line**.
- Includes **100 sample properties from pilot area 7-6**.
- Initial analysis of over 700 properties indicated an **accuracy greater than 98%**.



Accuracy	No. of Segments
<= 1mm	2864
1 - 2mm	1713
2 - 3mm	23
Complete mismatch	2

Impacts Of Driveway Widening And Front Yard Parking

Why Does It Matter?

- Non-compliant driveway/walkway expansions can **impact the amount of hard surface area** on a property.
- Need to **balance growth pressures** and convenience with **environmental sustainability** and **safety**.
- Where pilot programs are implemented, **consistent enforcement, clear standards,** and **public education** are all **critical to successful implementation**.



Key Objective 2:



UPDATE DESIGN STANDARDS

- How do other jurisdictions **regulate design standards for private condominium roads** that can accommodate on-street parking?
- How do other jurisdictions address residential **driveway standards**?
- How are jurisdictions accommodating **cycling facilities** and on-street parking?

1

2

3



Jurisdictional Scan: Design Standards For Condominium Roads



Public vs Private Roads

Private condominium roads should meet similar design standards to public streets.



Safety & Accessibility

Where private streets are not feasible, private condominium roads should be designed to standards similar to public streets, ensuring safety, accessibility, and functionality for residents



Visitor Parking

Dedicated visitor parking bays or lay-bys can reduce curbside demand



Roadway Elements

Set minimum requirements for road width, parking lane width, travel lane width, and sidewalk width

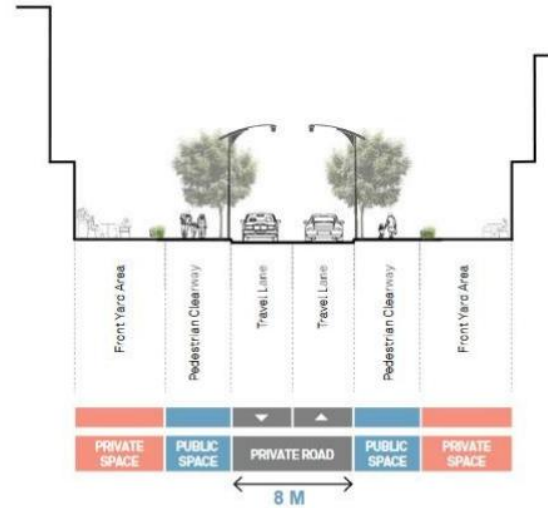
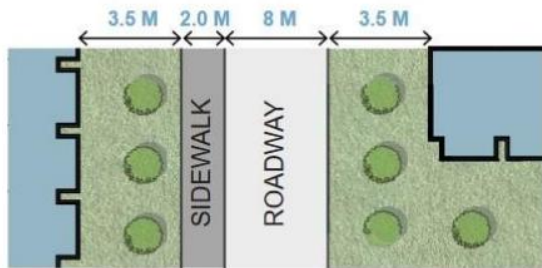
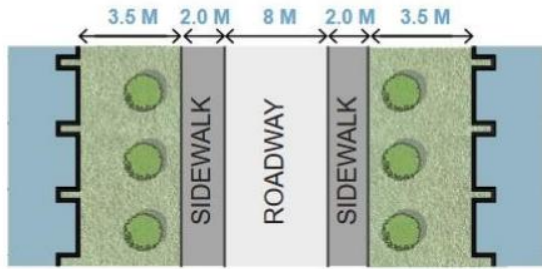


Official Plan Policies

To support implementation, policies should emphasize the importance of public streets over private streets where possible.



Jurisdictional Scan: Design Standards For Condominium Roads – Vaughan & Richmond Hill



Sidewalks should be provided on at least one side of the private road to connect pedestrians to building entrances.

Sidewalks should be provided on two sides if more than 40 units are facing the road.

City of Vaughan – Design Guideline For Private Roads
 Preliminary Policy Research for Private Roads Report, 2022

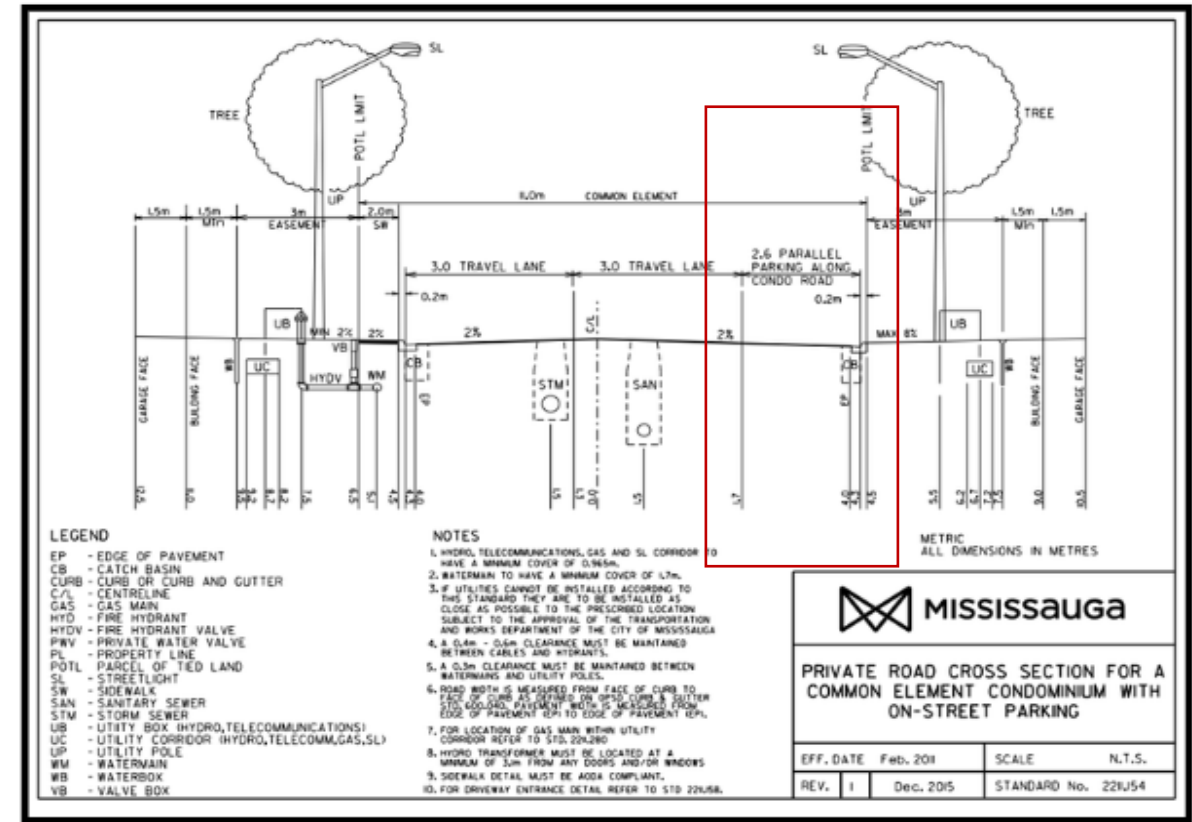
Condo road with garages and bank of visitor parking (Richmond Hill)



Jurisdictional Scan: Design Standards For Condominium Roads – Mississauga

Case Study: Mississauga

- City has **street design standards** for minor residential roads and condo roads.
- 6 metre travel lane.
- **2.6 metre parallel parking** along the condo road.
- Driveways must be at least 6m long with a minimum overhead clearance of 5m.



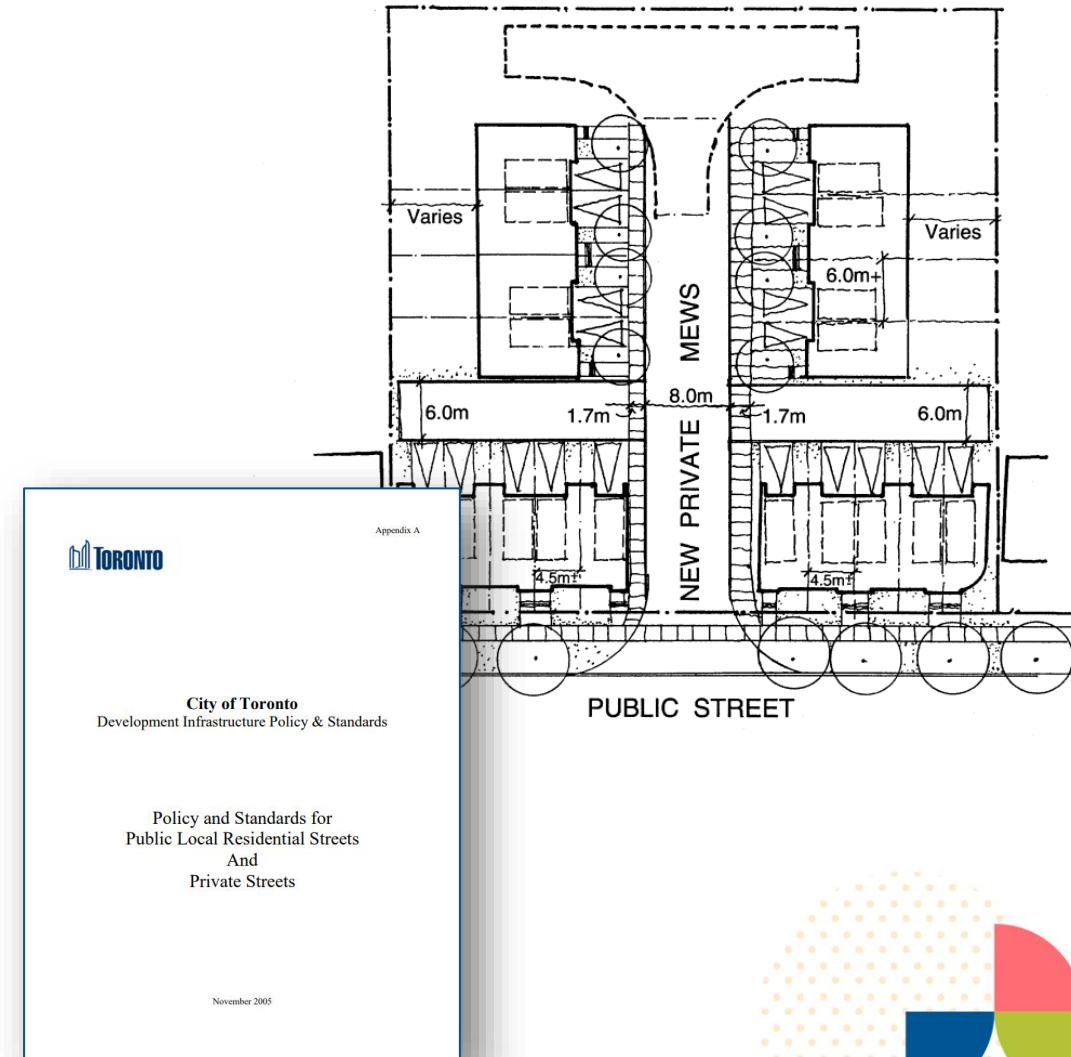
Private Road Cross Section with On-Street Parking



Jurisdictional Scan: Design Standards For Condominium Roads – Toronto

Case Study: Toronto

- **Development Infrastructure Policy & Standards** have been in place since 2005. City staff are currently updating.
- City is considering more **urban public road standards** with the same design flexibility as private roads.
- Official Plan policies direct that **new roads should be public roads**. Private roads, where acceptable, are to be designed to look like public roads, including the same amenities and safety considerations.
- **Low Rise Guidelines** include further direction for private roads and mews.



Cycling And Design Considerations

Design Considerations

- Design options exist for different contexts that include parking and cycling facilities.
- Local streets typically do not need cycling facilities if traffic speeds and volumes are sufficiently low so the environment is comfortable for cycling.
- Busier streets require a **Complete Streets** design approach to balance and prioritize competing needs.

What Did We Find?

- Design streets to **balance the needs of all users** (cyclists, pedestrians, transit, and vehicles).
- **Use data from parking utilization surveys and public feedback to guide design choices** and justify changes.



Prospect Street, Newmarket

Accommodating Cycling: Separated Space



Physically-separated bike lane next to parking



Cycle track next to parking



Key Objective 3:



INTERVENTIONS FOR AREA-SPECIFIC PARKING CHALLENGES

- How do other jurisdictions **address parking spillover from paid lots** in residential areas?

1

2

3



Interventions For Area-specific Parking Challenges – Spillover Near Paid Lots

KEY OBSERVATION

- On-street parking utilization is higher near paid lots (>50%).
- Streets near Southlake Health and Bayfield Medical Centre may be candidates for area-specific parking policies to manage spillover.
- Peer jurisdictions employ resident parking permits in such hotspots.

Why Does It Matter?

- Spillover from paid lots can impact adjacent residential areas.
- High volume of on-street parking (>50% utilization) near Southlake indicates a potential benefit of targeted policies.



Southlake Regional Health Centre

Interventions For Area-specific Parking Challenges



Residential Permit Parking Programs

Toronto, Mississauga, Brampton, Markham, Barrie, Vaughan, Ottawa, Windsor



Temporary Exemption Permits

Mississauga, Markham, Oakville, Newmarket



Visitor Parking Management

Toronto, Mississauga, Brampton, Barrie, Vaughan, Windsor, Newmarket



On-street parking in hot spot area 8

What Did We Find?

On-street parking is managed through time limits, overnight restrictions, and permit programs, with some municipalities using paid parking or residential permits to address local demand and spillover.



Area-Specific Parking Challenges & Options

Municipality	Rationale for Program	Permit Restrictions	Permit Fees (2025)
Markham	Mostly overnight parking	Overnight parking tied to specific licence plates	Approx. \$55 per month for overnight permits
Vaughan	Resident requests, case-by-case	Mostly Mon–Fri, 6 a.m. to 6 p.m.	\$59/month for monthly permit; \$686/year annual permit
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Next Steps



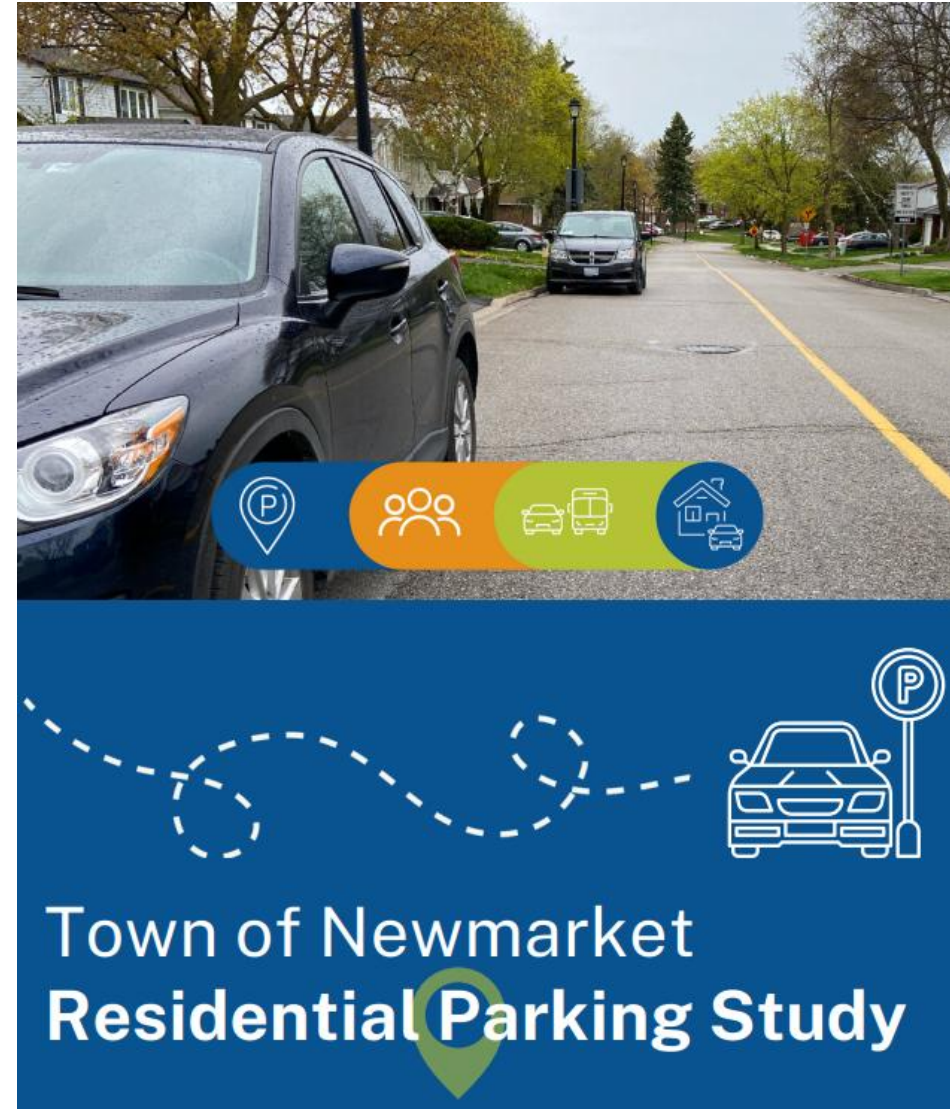
Public Survey in 8 Hot Spot Areas

SURVEY CLOSES NOVEMBER 10, 2025

Questions focus on:

- Household composition details;
- Parking behaviours, perceptions and challenges; and
- Opinions on potential solutions.

The goal is to gather additional resident input to fill knowledge gaps and inform the options development.



WHAT'S NEXT?



Discussion

