



**STAFF REPORT
ACTION REQUIRED**

No. 630-650 Mount Pleasant Road – left turn prohibition

Date:	April 11, 2008
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	St. Paul’s, Ward 22
Reference Number:	Ts08065te.top.doc

SUMMARY

Transportation Services is requesting City Council’s approval to introduce an eastbound left turn prohibition, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, except Public Holidays at the driveway exiting the parking garage at Premises Nos. 630-650 Mount Pleasant Road. This regulatory traffic control is a stipulation of Official Plan Amendment, Rezoning, and Site Plan Application No. 03 035130 SMI 22 OZ (203004) to ensure safe and efficient traffic operation at the driveway exiting this property.

RECOMMENDATIONS

Transportation Services recommends that City Council:

1. Prohibit eastbound left-turns, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, except Public Holidays at the driveway exiting the parking garage at Premises Nos. 630-650 Mount Pleasant Road.

Financial Impact

All costs associated with the implementation of the turn prohibition at this location are the responsibility of the developer.

ISSUE BACKGROUND

City Council at its meeting of June 22, 23 and 24, 2004 in considering Clause 5 of Toronto South Community Council Report 5, respecting an application to amend the Official Plan and the Zoning By-law for an 8-storey building with retail at grade and 3

levels of underground parking at 630-650 Mount Pleasant Road adopted this Clause as amended.

As a condition of approval staff required the introduction of an eastbound left turn prohibition outbound from the parking garage at this premises onto Mount Pleasant Road during the weekday AM and PM peak periods.

COMMENTS

Nos. 630-650 Mount Pleasant Road is located on the west side of Mount Pleasant Road and extends the length of the block from Manor Road East to Hillsdale Avenue. The development provides 215 parking spaces in an underground garage. Access to the garage is provided by a two-way driveway, extending west off Mount Pleasant Road. The “Mount Pleasant -74” and “Mount Pleasant – 141 Express” buses operate on this section of Mount Pleasant Road.

As part of the review for this development, a gap study was undertaken by a consultant to determine if there is sufficient capacity to accommodate inbound and outbound left-turns to/from Mount Pleasant Road. Based on expected trip generation, there is sufficient capacity to accommodate inbound left turns to the property but the demand for outbound left turns from the property onto Mount Pleasant Road will exceed the capacity for this movement during the AM and PM peak periods.

One of the conditions for Site Plan Approval for 630-650 Mount Pleasant Road requires that the owner to pay all costs associated with the introduction of an eastbound left turn prohibition (outbound) from the parking garage onto Mount Pleasant Road during the weekday AM and PM peak periods

Construction is completed and a representative of the developer has contacted staff requesting to have the necessary by-law enacted to implement the required turn prohibition.

CONTACT

Ron Hamilton, Manager, Traffic Operations
Traffic Operations, Toronto and East York District
Phone: 416-392-7773; Fax: 416-392-1920
E-mail: rhamilto@toronto.ca

SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services

ATTACHMENT

Drawing No. 421F-9263, dated April 2008

P:\2008\Cluster B\TRA\Toronto and East York District\TOP\ts08065te.top.doc – cag