



STAFF REPORT ACTION REQUIRED

Lay-By Construction – Bremner Boulevard

Date:	September 23, 2009
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto Centre-Rosedale, Ward 28
Reference Number:	Ts09161te.top.doc

SUMMARY

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority from City Council to make a final decision.

Transportation Services is requesting approval from Toronto and East York Community Council for a road alteration by-law to construct a lay-by on the south side of Bremner Boulevard, for No. 15 York Street (“Maple Leaf Square”).

The proposed lay-by will provide four short-term parking spaces to allow for pick-up/drop-off at Maple Leaf Square.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the widening of Bremner Boulevard, for the construction of a 2.8-metre-wide lay-by on the south side of Bremner Boulevard, from a point 23 metres east of York Street to a point 58 metres east of York Street, generally as shown on the attached print of Drawing No. 421F- 9800, dated September 2009.
2. Approve the following changes to parking regulations in conjunction with construction of the lay-by:
 - a. rescind the “No Stopping Anytime” regulation on the south side of Bremner Boulevard, between York Street and a point 101 metres east of York Street;

- b. prohibit stopping, at anytime, on the south side of Bremner Boulevard, between York Street and a point 23 metres east of York Street, and between a point 58 metres east of York Street and a point 101 metres east of York Street; and
- c. restrict parking to a maximum period of 15 minutes at all times, on the south side of Bremner Boulevard, between a point 23 metres east of York Street and a point 58 metres east of York Street.

Financial Impact

All costs associated with the construction of the lay-by and changes to signs regulating parking, would be the responsibility of the property owner (York Bremner Developments Limited). In this regard, the City has received a letter of credit in the amount of \$1,000,000.00 as security against all costs associated with this work.

ISSUE BACKGROUND

York Bremner Developments Limited is developing a mixed-use residential hotel, retail and office development on the property located west of Air Canada Centre and south of Bremner Boulevard, referred to as Maple Leaf Square. The site is municipally known as No. 15 York Street.

As part of Site Plan Application No. 05 203570 STE 28 SA, a lay-by for No. 15 York Street was approved to provide an area off the traveled portion of Bremner Boulevard where vehicles may stop or park for a maximum period of 15 minutes at anytime to pick-up/drop-off passengers at Maple Leaf Square.

Transportation Services has been advised that the developer is now prepared to construct a lay-by 2.8 metres in width and about 35 metres in length on the south side of Bremner Boulevard, east of York Street. A road alteration by-law is required for this work to proceed.

COMMENTS

Current conditions

Bremner Boulevard connects Lake Shore Boulevard West to York Street. The east-west section of Bremner Boulevard, east of York Street, is a local roadway, operating two-way and carrying a daily two-way traffic volume of approximately 150 vehicles. This volume is higher during events at Air Canada Centre and is expected to increase with the completion of the two condominiums currently under construction. The speed limit is 50 km/h. Bremner Boulevard east of York Street has an over-all width of about 15.3 metres, comprised of two traffic lanes in each direction. There is no TTC service on Bremner Boulevard.

Stopping is prohibited at all times on both sides of Bremner Boulevard, between York Street and the turn-around circle at Air Canada Centre.

Proposal

The proposal is a lay-by, 35 metres long and 2.8 metres in width, on the south side Bremner Boulevard, from a point 23 metres east of York Street to a point 58 metres east of York Street, including tapers, generally as shown on the attached Drawing No. 421F-9800. The purpose of this lay-by is to accommodate passenger pick-up/drop-off activity at Maple Leaf Square. The proposed lay-by would provide an estimated four parking spaces. To promote parking turnover in the lay-by, parking will be restricted to a maximum period of 15 minutes.

The applicant's traffic consultant, in their study entitled "Pick-up/Drop-off Alternatives Review" presented a number of alternatives to accommodate passenger pick-up/drop-off activity, including curb side regulations, a lay-by on the south side of Bremner Boulevard, a circular driveway located partially on-site and partially within the Bremner Boulevard right-of-way, and 2 pick-up/drop-off facilities located entirely on site.

The proposed lay-by was chosen as the preferred alternative as it increases available pedestrian space by including a pedestrian setback area on private property approximately 7.9 metres wide on the south side of the lay-by.

The developer has agreed that the lay-by would be considered a public facility that could be used by any motorist who wishes to park for a maximum period of 15 minutes at this location. No one, including the property owner and residents of No. 15 York Street, would have exclusive right to its use.

CONTACT

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SIGNATURE

Peter Noehammer, P.Eng.
Director, Transportation Services

LIST OF ATTACHMENTS

- (1) Drawing No. 421F-9800, dated September 2009

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