



## STAFF REPORT INFORMATION ONLY

### **1950 Bathurst Street, 89 Dewbourne Avenue, and 84 Ava Road – Zoning Application – Feasibility of Relocating Driveway and Playground**

<b>Date:</b>	July 5, 2010
<b>To:</b>	City Council
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	Ward No. 21– St. Paul's
<b>Reference Number:</b>	cc10048 (File No. 08 231395 STE 21 OZ)

#### **SUMMARY**

---

On June 22, 2010, Toronto and East York District Community Council requested that the Director, Community Planning, Toronto and East York District, in consultation with the applicant, report to City Council on July 6, 2010, on the feasibility of the specific idea of relocating all of the parking and drop-off facilities to the east side of the site, and relocating the playground to the west side of the site, from a parking capacity and operational point of view, taking into consideration the internal workings of the School and Synagogue.

City Planning and Transportation Services staff, in consultation with the applicant, examined the possibility of switching the locations of the proposed drop-off and parking facilities and the playground, on the subject site. Issues considered included: traffic circulation on-site and in the neighbourhood; student pick-up and drop-off; parking capacity; the operations of the school and synagogue; and the amount and programming of the playground/ outdoor recreation space.

Staff believe that the proposal before Council is more desirable than the redesign option, for the reasons outlined in this report.

#### **Financial Impact**

There are no financial implications.

## DECISION HISTORY

On June 22, 2010, Toronto and East York District Community Council considered a rezoning application, by Holy Blossom Temple, that proposes to construct a 3-storey addition, to the south of the existing school building that houses Leo Baeck Day School. Community Council directed Community Planning staff, in consultation with the applicant, to report to City Council on July 6, 2010, on the specific idea of relocating all the parking and drop-off facilities to the east side of the site, thus allowing for the construction of a play area on the site's west side. It was further requested that staff analyze the feasibility of this proposal from a parking capacity and operational point of view, taking into consideration the internal workings of the School and Synagogue.

## COMMENTS

City Planning and Transportation Services staff met with the applicant and their consultants on June 29, 2010 to discuss a possible design alternative that relocated the driveway and parking to the east side of the site, and the playground to the west side, and the related impacts to the parking capacity, traffic circulation, internal operations of the school and Temple, and required programming for the outdoor space.

The applicant prepared a redesign option which consists of a two-level parking garage on the northeast corner of the lot and a combined soft and hard surface play space on the west side of the lot. Staff is of the opinion that the redesign option submitted by the applicant can reasonably be used to analyze the feasibility of relocating the abovementioned facilities.

### Parking Garage

The parking garage has a below grade and an above grade level, each accessed from a 2-way driveway entry. The upper level has a total of 30 parking spaces including 6 tandem spaces, 2 short stay spaces and 2 handicapped spaces. The upper level design allows for 4 queue spaces near the entrance and another 4 along parked cars. The lower level has a total of 45 spaces including 6 tandem spaces, and three handicapped spaces. This level allows for 3 queue spaces near the entrance and another 2 along parked cars. The following table shows the parking and pick-up and drop-off comparison between the existing condition, the proposal before Council, and the redesign alternative.

**Table 1: On-site Parking and Pick-up / Drop-off Comparison for Holy Blossom Temple**

	Existing	Proposed Plan	Redesign Alternative
<b>Total Parking (on-site)</b>			
- Regular	83	81	63
- Tandem	0	0	12
<b>Total</b>	<b>83<sup>(1)</sup></b>	<b>81</b>	<b>75</b>

<b>Parking Assignment (on-site)</b>			
- Long Stay (staff)	72	73	73 (incl. 12 tandem)
- Short Stay (pick-up/drop-off)	13 <sup>(2)</sup>	8	2
<b>Total</b>	<b>85 <sup>(2)</sup></b>	<b>81</b>	<b>75</b>
<b>Student Pick-up/Drop-off (on-site)</b>			
- Parking stalls (short stay)	11 <sup>(2)</sup>	8	2
- Queue Spaces	2	6 (east lot) + 9 (west lot) = 15 (total)	5 (lower level) + 8 (upper level) = 13 (total)
<b>Total</b>	<b>13 <sup>(2)</sup></b>	<b>23</b>	<b>15</b>

<sup>(1)</sup> There are an additional 4 parking spaces located within the City boulevard.

<sup>(2)</sup> There are an additional 2 short stay parking spaces within City boulevard.

### Impact of Relocated Parking Garage

The impact to the parking capacity, traffic circulation and internal operations of the school and temple, in the redesign option is undesirable for the following reasons:

- It results in a significant overall reduction in parking spaces compared to both the existing condition and the proposal plan;
- The tandem spaces create blocked spaces that will have reduced utility and functionality, especially during temple functions;
- The distance of the closest two-way ramp from Bathurst Street is 15.4 m (about 2 car lengths) in the redesign option compared to 33.3 m (about 5 car lengths) in the proposed plan which may create a higher potential for additional stacking on Bathurst Street compared to the proposed plan;
- The one-way direction of Dewbourne Avenue creates a situation where cars exiting from the upper parking level will need to drive around the block in order to enter the lower parking level;
- Vehicles exiting the site will need to circulate into the neighbourhood in order to access Bathurst Street;
- The location of the student pick-up and drop-off creates a conflict between school functions (i.e. marshalling students during mid-day pick-up) with certain week day temple functions (e.g. funerals);
- The redesign relocates the loading and garbage pick-up and deliveries to the same location as the main entrance resulting in the potential for undesirable co-mingling of religious, school and servicing functions; and,
- The streetscape as viewed from Bathurst Street will consist of a surface parking lot and concrete wall, which is less desirable than a landscaped green space as in the proposed plan.

### Playground

The playground in the redesign option consists of a combined hard and soft surface area that is 1015 sq. m. The width of this playspace is 11.6 m. It has 2 half-basketball courts and a grassed area with a hard surface linking the two. It is anticipated that a high, solid

acoustical fence would need to be installed along the property line to protect the adjacent residential neighbours from playground sounds and loose balls. The 3.1 m buffer zone along the property line would remain. The following table shows the comparison of outdoor recreational space between the existing, the proposal before Council, and the redesign alternative.

**Table 2: Comparison of Playgrounds**

	<b>Existing</b>	<b>Proposed Plan</b>	<b>Redesign Alternative</b>
<b>Amount</b>	365 sq. m <sup>(1)</sup> + 516 sq. m <sup>(2)</sup> = 881 sq. m (total)	1725 sq. m.	1015 sq. m.
<b>Location</b>	89 Dewbourne Ave. lot (grassed) <sup>(3)</sup> + a roped off portion of the Ava Rd parking lot (paved)	North-east corner of lot	Along the west side of lot
<b>Athletic Facilities / Play Equipment</b>	None	Full-sized basketball court/soccer pitch & running track	2 half-basketball courts
<b>Ability to monitor children</b> <sup>(4)</sup>	Moderate – 2 separate spaces	Good – one space, no obstructions	Moderate – long & narrow space, potential obstructed views

(1) Based on estimate by Holy Blossom Temple that about 70% of the 522 sq m. lot at 89 Dewbourne is available for playspace.

(2) Based on estimate by Holy Blossom Temple that about 40% of 1290 sq.m Ava Rd parking lot is blocked off for recreation purposes

(3) Note: This space has only been available for 1-1.5 yrs during the Rezoning process.

(4) Based on Letter submitted by Leo Baeck Day School regarding recreational programming

### **Impact of Relocated Playground**

The relocated playground is undesirable for the following reasons:

- It results in a net loss of 42% of play space compared to the playground in the proposed plan;
- It does not meet the programme requirements of the school in terms of athletic facilities; and,
- It is not as functional compared to the playground in the proposed plan.

### **Conclusion**

Staff are of the opinion that the relocation of the parking garage in the redesign option is not desirable. Transportation staff have deemed the amount of parking in the redesign option unacceptable, and believe that the close proximity of the parking ramp has a higher risk of creating back-ups or stacking on Bathurst Street from vehicles turning onto Dewbourne Avenue than the proposed plan. Staff believe that this could possibly

worsen the traffic congestion in the area. Planning staff believe that the redesign option is not as efficient or functional as the proposed plan.

Further, staff are of the opinion that the relocation of the playground in the redesign option is also not desirable as it results in less play space and fewer athletic facilities than the proposed plan.

Therefore, Planning staff believe that this proposal, from a parking capacity and operational point of view, taking into consideration the internal workings of the School and Synagogue, is not feasible.

## **CONTACT**

Sipo Maphangoh, Planner

Tel. No. 416-338-5747

Fax No. 416-392-1330

E-mail: smaphan@toronto.ca

## **SIGNATURE**

---

Gary Wright, Chief Planner and Executive Director  
City Planning Division

(p:\2010\Cluster B\pln\cc18619322006) - es