



**STAFF REPORT
ACTION REQUIRED**

Northbound Through Traffic Prohibition at the South Kingsway/Bloor Street West Intersection

Date:	August 23, 2010
To:	Toronto City Council
From:	General Manager, Transportation Services
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	p\2010\Cluster B\TRA\EtobicokeYork\cc100146-tp

SUMMARY

At its meeting of August 17, 2010, Etobicoke York Community Council approved a zoning amendment application for 2464, 2476, 2490 and 2500 Bloor Street West (Item: 2010.EY39.4), subject to the project building heights being reduced. During the consideration of this application, Etobicoke York Community Council requested that the Director of Transportation Services, Etobicoke York District report directly to City Council for its meeting on August 25, 2010 on the motion “That the application be approved with the following condition: Implement immediately, signage for northbound South Kingsway traffic, a right and left turn lane only, meaning east and westbound movements only”.

The developer proposes to realign Riverview Gardens westerly to form the north leg of the Bloor Street West/South Kingsway signalized intersection. Both Planning and Transportation Services staff agree with this realignment since it will improve the safety of the existing “off-set double T” intersection. However, the area residents have expressed concerns regarding northbound South Kingsway traffic infiltrating their neighbourhood. As a result, Community Council requests that a northbound through traffic prohibition be implemented immediately at the South Kingsway approach to Bloor Street West.

Transportation Services is of the opinion that this prohibition is unnecessary at this point in time since it will divert traffic from Riverview Gardens to the adjoining local streets, particularly Old Mill Road. Transportation Services recommends that a future traffic study be conducted after the construction of the Riverview Gardens development to determine the level of traffic control measures to be implemented. As part of the approval the proponent of the development is required to complete a post-development “Traffic and Safety Audit” including the posting of a \$100,000 financial security provided to the satisfaction of the General Manager, Transportation Services. The study will be conducted following the full build-out and occupancy of this development, which will include a traffic infiltration review.

RECOMMENDATIONS

Transportation Services recommends that City Council:

1. Not approve a condition to implement immediately, signage for northbound South Kingsway traffic, a right and left turn lane only, meaning east and westbound movements only.
2. Request that the Director of Transportation Services, Etobicoke York District, report to Etobicoke York Community Council on implementing additional traffic control measures on Riverview Gardens and on Old Mill Drive, following full occupancy of the development at 2464-2500 Bloor Street West or the realignment of Riverview Gardens with South Kingsway, whichever occurs first, and this review will include the feasibility of prohibiting northbound vehicle traffic between South Kingsway and Riverview Gardens.
3. The developer of 2464-2500 Bloor Street West is responsible for all costs associated with this study and any approved traffic control measures.

Financial Impact

There is no current financial impact associated with this matter.

ISSUE BACKGROUND

The developer submitted a rezoning application to amend the former City of Toronto Zoning By-law 438-86 to allow a range of commercial/residential uses at 2464-2500 Bloor Street West. A map of the area is shown in Attachment 3. These properties are situated along the north side of Bloor Street West between Old Mill Drive and Riverview Gardens. The developer’s proposal consists of two high rise apartment condominium buildings providing a total of 408 residential units and 972.68 square metres of retail floor area.

The residential development proposal will generate significantly less vehicle traffic than the current as-of-right mixed-use commercial/residential zoning permissions; however, to address existing traffic operational concerns expressed by area residents, and to review the traffic impacts of the subject development proposal in context with these concerns, the developer retained the services of a traffic engineering consultant (Read Voorhees and Associates Limited) to prepare a traffic impact study. The consultant subsequently conducted queue reach and gap surveys during both the morning and afternoon peak traffic periods at both the Old Mill Drive/Bloor Street West and Bloor Street West/Riverview Gardens unsignalized intersections adjacent to 2464-2500 Bloor Street, and identified the following operational issues:

- Southbound to westbound left turn vehicle traffic on both Old Mill Drive and Riverview Gardens encountered excessive delays attempting to complete this manoeuvre onto Bloor Street West due to traffic queues along Bloor Street West that routinely extend across both of these local road approaches.
- Vehicle traffic at the southbound approach of the Old Mill Drive/Bloor Street West intersection has poor visibility to the east due to the existing horizontal curvature of Bloor Street West, and the sight restriction created by the existing building and other physical features along the frontage of 2490 Bloor Street West.
- The relatively close proximity of Riverview Gardens, off-set approximately 30m east of the Bloor Street West/South Kingsway signalized intersection, provides limited gapping opportunities for traffic attempting to enter Bloor Street West due to heavy west and eastbound vehicle traffic approaching this intersection.

To mitigate the above-noted level-of-service deficiencies currently evident at the Old Mill Drive/Bloor Street West and Bloor Street West/Riverview Gardens unsignalized intersections, the consultant recommends the following road improvements:

- Realign Riverview Gardens westerly to form the north leg of the Bloor Street West/South Kingsway signalized intersection, including the introduction of auxiliary left and right turn lanes at the west approach of this intersection.
- Shift Old Mill Drive westerly to provide a perpendicular intersection with Bloor Street West.

Attachment 4 illustrates the above-noted road improvements.

Etobicoke York Transportation Services and Community Planning staff have held several meetings with area residents to address their concerns regarding the traffic impacts of this development proposal, and to explain the significant level-of-service and traffic safety benefits of the proposed road improvements. While the area residents appear to generally acknowledge the reasoning for these road improvements, some residents remain convinced that proposed realignment of Riverview Gardens opposite South Kingsway will encourage traffic infiltration to divert to Jane Street.

COMMENTS

We concur with the findings of the consultant's traffic impact study. It is evident that the proposed realignment of Riverview Gardens opposite South Kingsway allows this local road to connect directly to the existing traffic control signals, which will reduce vehicle delay and crash potential for motorists entering/exiting Riverview Gardens. In addition, the proposed realignment of Old Mill Drive significantly improves the sightline for vehicle traffic at the southbound approach of the Old Mill Drive/Bloor Street West intersection.

In the absence of these road improvements, Community Council's direction to implement a northbound through traffic prohibition at this point in time is unnecessary since it will divert traffic from the existing Riverview Gardens/Bloor Street West intersection to the adjoining local streets, particularly Old Mill Road.

As a condition to the rezoning approval for the proposed residential-commercial development at 2464-2500 Bloor Street West, the developer is required to complete a post-development "Traffic and Safety Audit" in the area including the posting of a \$100,000 financial security provided to the satisfaction of the General Manager, Transportation Services. Transportation Services will report on the findings of this study including recommendations for any additional traffic control measures on Riverview Gardens and Old Mill Drive, following full occupancy of the development at 2464-2500 Bloor Street West or the realignment of Riverview Gardens with South Kingsway, whichever occurs first. As part of this report, the feasibility of prohibiting northbound vehicle traffic between South Kingsway and Riverview Gardens will be addressed.

The developer of 2464-2500 Bloor Street West is responsible for all costs associated with this study and any approved traffic control measures.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Area Map
Attachment 2: Road Improvement Map