



STAFF REPORT ACTION REQUIRED

Gunns Road and Richgrove Drive - Highway Alteration By-laws

Date:	July 19, 2010
To:	Etobicoke York Community Council
From:	Director, Transportation Services - Etobicoke York District
Wards:	Ward 2 – Etobicoke North and Ward 4 – Etobicoke Centre
Reference Number:	p:\2010\Cluster B\TRA\EtobicokeYork\eycc100141-to

SUMMARY

The purpose of this report is to recommend the enactment of highway alteration by-laws for the installation of sidewalks and road widening on Gunns Road and Richgrove Drive.

The proposed road widening and sidewalk installation are development related and all cost will be funded by the developers as part of conditions of site plan approval. These highway alterations will improve traffic operations and enhance pedestrian safety.

Since the Toronto Transit Commission (TTC) operate transit services on these streets, City Council approval of the report is required. TTC staff has been consulted on these matters and concurs.

RECOMMENDATIONS

Transportation Services recommends that City Council approve:

- (1) The alterations and modifications on Gunns Road and Richgrove Drive, as indicated in Appendix “A”, and generally as shown on the attached sketches.

Financial Impact

All costs associated with the highway alterations on Gunns Road and Richgrove Drive, as indicated in Appendix “A”, will be funded by the developers, Riotrin Properties (Weston) Inc (for 30 Weston Road) and Minto Richgrove Land Corp. (for 7-21 Richgrove Drive), respectively.

ISSUE BACKGROUND

The *City of Toronto Act, 2006*, requires by-laws for the alteration of highways. This is not a new requirement under the *City of Toronto Act, 2006*, in that it was required under the previous Municipal Act. Notwithstanding that many pre-amalgamation municipalities had varied practices relating to highway alterations. City Legal staff has advised that any District in Transportation Services needing to make an alteration to a highway, would require the passage of a by-law by City Council. Alterations requiring approval typically include road narrowing and widening, the installation of a lay-by, the installation of sidewalks, the installation of medians and the realignment of intersections.

COMMENTS

As part of the conditions of site plan approval for 30 Weston Road, a proposal to construct a commercial-retail development consisting of thirteen freestanding buildings, highway alterations are required. These include sidewalk installations on Gunns Road, and a road widening for a right turn lane for northbound traffic on Gunns Road at the proposed driveway access north of Tarragona Boulevard.

For 7-21 Richgrove Drive, an underground garage between the existing apartment buildings and an 18-storey, 205-unit senior's building is proposed. A road widening for a right turn lane for eastbound traffic on Richgrove Drive at Martin Grove Road is required. These highway alterations are shown on the attached sketches and described in Appendix "A". The enactment of the necessary highway alteration by-laws is required prior to the construction of the proposed projects.

Since these projects are on transit routes operated by Toronto Transit Commission, TTC staff was consulted on these matters and are in agreement with the proposals.

CONTACT

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SIGNATURE

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ATTACHMENTS

Appendix "A"

Attachment 1	Drawing # A01 of 8 Gunns Road between St. Clair Avenue West
Attachment 2	Drawing # M-2365-002 Richgrove West of Martin Grove Road

Appendix “A”

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Locations Requiring a Highway Alteration By-Law

Ward	Street	At	To	Description of Highway Alteration	Rationale
11	Gunns Road	St. Clair Avenue West	Weston Road	Sidewalk Installation	To address pedestrian safety issues
11	Gunns Road	Private Driveway access on the east side of Gunns Road, north of Tarragona Boulevard		Road Widening	To accommodate a northbound (to eastbound) right turn lane
2	Richgrove Drive	Martin Grove Road		Road Widening	To accommodate an eastbound (to southbound) right turn lane