



STAFF REPORT ACTION REQUIRED

Royal York Court - Highway Alteration By-law

Date:	July 21, 2010
To:	Etobicoke York Community Council
From:	Director, Transportation Services - Etobicoke York District
Wards:	Ward 4 – Etobicoke Centre
Reference Number:	p:\2010\Cluster B\TRA\EtobicokeYork\eycc100137-to

SUMMARY

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

The purpose of this report is to recommend the enactment of a highway alteration by-law for road widening and sidewalk installation on Royal York Court, east of Royal York Road.

The proposed road widening is development related and all cost will be funded by the developer as part of conditions of site plan approval. This highway alteration will improve traffic operations at the east approach of the intersection of Royal York Court and Royal York Road.

RECOMMENDATIONS

Transportation Services recommends that Etobicoke York Community Council approve:

- (1) The alterations and modifications on Royal York Court, as indicated in Appendix “A”, and generally shown on the attached sketch, drawing SS-1, Attachment 1.

Financial Impact

All costs associated with the highway alteration on Royal York Court, as indicated in Appendix “A”, will be will be funded by the developer, Weintraub Holdings Limited.

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, many pre-amalgamation municipalities had varied practices relating to highway alterations. City Legal staff has advised that any district in Transportation Services that requires 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 1135 Royal York Road, a proposal to construct a 209-unit condominium apartment building, highway alterations are required. A road widening is required to accommodate separate westbound left and right turn lanes on Royal York Court at Royal York Road. Also, a sidewalk is to be constructed on the south side of Royal York Court between Royal York Road and the east limit of the road. This highway alteration is shown on the attached sketch and described in Appendix "A". The enactment of the necessary highway alteration by-law is required prior to the construction of the proposed project.

This road alteration is phase one of two required road alterations related to the development at 1135 Royal York Road. The second phase will require the widening of Royal York Road, at the north and south approaches to Royal York Court, to accommodate a southbound left turn lane at the north approach of the intersection of Royal York Road and Royal York Court. Phase two will be completed in 2011 as part of the reconstruction of Royal York Road, north of Dundas Street West. A highway alteration by-law report will be submitted to a future meeting of Etobicoke York Community Council, recommending the road widening on Royal York Road, at Royal York Court.

CONTACT

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SIGNATURE

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ATTACHMENTS

Appendix "A"
Attachment 1 Drawing # SS-1 – Royal York Court

Appendix “A”

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Location Requiring a Highway Alteration By-Law

Ward	Street	At	To	Description of Highway Alteration	Rationale
4	Royal York Court	Royal York Road		<p>Road widening through the relocation of the curbs on the north and south side of Royal York Court, east of Royal York Road. Temporary asphalt curbs will connect to the existing curbs on the east side of Royal York Road</p> <p>Sidewalk installation on the south side of the street from Royal York Road to the east limit of the street</p>	<p>To accommodate separate westbound left and right turn lanes</p> <p>Pedestrian safety</p>