



**STAFF REPORT
ACTION REQUIRED**

**Lay-by construction – Fronting 50-60 Yorkville Avenue
(Four Seasons Hotel and Private Residences)**

Date:	July 21, 2010
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto Centre-Rosedale, Ward 27
Reference Number:	Ts10129te.top.doc

SUMMARY

Transportation Services has been requested by Councillor Kyle Rae to report on construction of a lay-by fronting 50-60 Yorkville Avenue (Four Seasons Hotel and Private Residences). The construction of the lay-by is not recommended at this time.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council not authorize the construction of a lay-by fronting 50-60 Yorkville Avenue (Four Seasons Hotel and Private Residences).

FINANCIAL IMPACT

Adoption of the above-noted recommendation has no financial impact.

ISSUE BACKGROUND

The legal firm of Sherman Brown Dryer Karol, working on behalf of Bay-Yorkville Developments Limited, submitted an application to Transportation Services for the construction of a lay-by to be used exclusively by residents to facilitate pick-up/drop-off and valet parking fronting 50-60 Yorkville Avenue (Four Seasons Hotel and Private Residences).

COMMENTS

Yorkville Avenue, between Bay Street and Yonge Street is classified as a collector roadway operating two-way (eastbound and westbound) on a pavement width of approximately 8.5 metres. This section of Yorkville Avenue accommodates a TTC bus route during the rush periods (Bay 6 A, B), Fire Hall No. 312 and a Toronto Parking Authority parking facility. The posted speed limit on this street is 40km/h.

The following parking regulations are currently signed on this section of Yorkville Avenue:

North Side

- stopping is prohibited at all times from Bay Street to a point 40 metres further east;
- parking is prohibited at all times from 40 metres east of Bay Street to a point 48 metres further east (commercial loading zone); and
- standing is prohibited at all times from 88 metres east of Bay Street to Yonge Street (vicinity of the Fire Hall and T.T.C. Bus Stop).

South Side

- stopping is prohibited at all times from Bay Street to Yonge Street.

The site known as 50-60 Yorkville Avenue is located on the north/east corner of Bay Street and Yorkville Avenue and is currently under construction. The proposal is for the construction of two mixed-use buildings, a new Four Seasons Hotel and residences in a 52-storey condominium hotel, and a residential condominium in a 26 storey building. The development will also consist of ground floor retail space and a five-level underground parking garage.

The requested lay-by is intended to be 2.0 metres in width, and located on the north side of Yorkville Avenue from a point 22.0 metres east of Bay Street to a point 26.0 metres further east, as indicated on Drawing No. 421G-0079, dated July 2010. Pedestrian flow beyond the lay-by will be maintained. Specifically, a 1.36 metre easement is provided across the entire Yorkville Avenue frontage and additional sidewalk space is to be provided beyond the City's public right-of-way along the south building face. In all, approximately 4.8 metres of pedestrian walkway will be provided from the south building face to the lay-by.

Generally, lay-bys result in a reduction in the width of the boulevard/sidewalk, negatively impact pedestrians by redirecting them from their normal walking course (a particular concern for people who are blind or have limited vision), and are sometimes considered an inappropriate use of City infrastructure. The developer has submitted an application for a lay-by, in which he has indicated that the proposed lay-by would be designed to accommodate two vehicles at any given time. A 4.8 metre pedestrian walkway would be maintained at the proposed lay-by location, compatible with the building setback and that

the proposed lay-by would be for the exclusive use of residents of the Four Seasons Hotel and Private Residences to facilitate pick-up/drop-off and valet parking. A separate valet parking entrance would be required to minimize conflicts between hotel guest vehicles and resident vehicles. Fulltime concierge staff and appropriate signage would be provided to ensure the lay-by is only used by the residents of 50-60 Yorkville Avenue.

Transportation Services has immediate concerns regarding the proximity of the traffic control signals at Bay Street and Yorkville Avenue, the Firehall and the Toronto Parking Authority driveway just east of the proposed lay-by, all of which would require unimpeded access and exit. All these traffic movements would be competing with one another within a confined section of roadway.

There is access to the hotel and residences from Scollard Street. There would be ample space on-site to provide for short-term residential pick-up/drop-off, as well as, valet parking activity.

Construction of the lay-by at this location was also denied by City staff during the site-plan approval stage of this development for similar reasons.

It is also important to note that there is no authority within the traffic by-laws of the City of Toronto that would allow parking spaces to be delineated by means of an amendment and regulatory signs on a public roadway exclusively for use by a specific agency, in this case the “Four Seasons and Private Residences”. The short duration parking spaces outlined in this report could theoretically be used by anyone at any time, with no guarantee that space would be available for use by a person visiting this facility.

CONTACT

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SIGNATURE

Peter Noehammer, P.Eng.
Director, Transportation Services

LIST OF ATTACHMENTS

(1) Drawing No, 421G-0118 dated July 2010

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