



**STAFF REPORT
ACTION REQUIRED**

Lay-By Construction – Regent Street

Date:	July 28, 2010
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto Centre-Rosedale, Ward 28
Reference Number:	Ts10142te.top.doc

SUMMARY

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority from City Council to make a final decision.

Transportation Services is requesting approval from Toronto and East York Community Council for a road alteration by-law to construct a lay-by on the west side of Regent Street, for a new infant daycare.

The proposed lay-by will provide three short-term parking spaces to allow for pick-up/drop-off at the daycare.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the widening of Regent Street, for the construction of a 2.4-metre-wide lay-by on the west side of Regent Street, from a point 145.3 metres north of Shuter Street to a point 21.5m metres further north, generally as shown on the attached print of Drawing No. 421G-0122, dated July 2010, attached to the report dated July 28, 2010, entitled “Lay-By Construction – Regent Street”, from the Director of Transportation Services, Toronto and East York District;
2. Approve the following changes to parking regulations in conjunction with construction of the lay-by:
 - a. rescind the “No Parking Anytime” regulation on the west side of Regent Street, between 96.5 metres north of Shuter Street and Dundas Street East;

- b. prohibit parking, at all times, on the west side of Regent Street, between 96.5 metres north of Shuter Street and a point 44.2 metres further north;
- c. rescind the “No Standing Anytime” regulation on the west side of Regent Street, between Dundas Street East and a point opposite the north curb line of St. David’s Walk;
- d. prohibit standing, at all times, on the west side of Regent Street, between a point 140.7 metres north of Shuter Street and a point 4.6 metres further north, and between a point 166.8 metres north of Shuter Street and Dundas Street East;
- e. restrict parking to a maximum period of 10 minutes from 7:30 a.m. to 6:00 p.m., Monday to Friday, on the west side of Regent Street, between a point 145.3 metres north of Shuter Street and a point 21.5 metres further north; and
- f. prohibit standing from 6:00 p.m. to 7:30 a.m., Monday to Friday and anytime on Saturday and Sunday on the west side of Regent Street, between a point 145.3 metres north of Shuter Street and a point 21.5 metres further north.

Financial Impact

All costs associated with the construction of the lay-by and changes to signs regulating parking, would be the responsibility of the property owner (Toronto Community Housing).

ISSUE BACKGROUND

Toronto Community Housing is developing a new two-storey municipal community centre in the southerly portion of the block bounded by Regent Street, St. David Street and Arnold Avenue, south of Dundas Street East. The site is municipally known as No. 30 Regent Street.

As part of Site Plan Application No. 08184671 STE 28 SA, a lay-by for 30 Regent Street was approved to provide an area off the traveled portion of Regent Street where vehicles may stop or park for a maximum period of 10 minutes between the hours of 7:30 a.m. and 6:00 p.m., Monday to Friday, to pick-up/drop-off passengers at the daycare.

Transportation Services has been advised that the developer is now prepared to construct a lay-by 2.4 metres in width and about 21.5 metres in length on the west side of Regent Street, north of Shuter Street. A road alteration by-law is required for this work to proceed.

COMMENTS

Current conditions

Regent Street is a local roadway, operating two-way north-south on a pavement width of approximately 7.3 metres. There is no TTC transit route on Regent Street.

The west side parking controls are as follows:

No Standing Anytime – Dundas Street and a point opposite the north curbline of St. David Walk

No Parking Anytime – Shuter Street and a point 80 metres north

No Parking Anytime – 96.5 metres north of Shuter Street and Dundas Street East

No Parking 9:00 a.m. to 11:30 a.m., 1:30 p.m. to 3:30 p.m., and 4:30 p.m. of one day to 7:30 a.m. of the next following day, Mon to Fri, Anytime Sat and Sun – A point 80 metres north of Shuter Street and a point 16.5 metres further north

15 Minute Maximum Parking 7:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:30 p.m., and 3:30 p.m. to 4:30 p.m., Mon to Fri – A point 80 metres north of Shuter Street and a point 16.5 metres further north

Proposal

The proposal is a lay-by, 21.5 metres long and 2.4 metres in width, on the west side of Regent Street, from a point 145.3 metres north of Shuter Street to a point 21.5 metres further north, including tapers, generally as shown on the attached Drawing No. 421G-0122. The purpose of this lay-by is to accommodate child care pick-up/drop-off activity at a new infant daycare. The proposed lay-by would provide an estimated three parking spaces. To promote parking turnover in the lay-by, parking will be restricted to a maximum period of 10 minutes.

During the Site Plan Application process, Traffic Planning staff indicated that the pick-up and drop-off facility was acceptable, provided that it is signed as 'No Standing'; however, due to the nature of the infant daycare facility, a 'No Standing' zone would not be appropriate. A 10 minute maximum parking regulation would provide the required time to bring children to and from the daycare facility.

The developer has been informed that the lay-by would be considered a public facility that could be used by any motorist who wishes to park for a maximum period of 10 minutes at this location. No one, including the adjacent property owner, would have exclusive right to its use.

During the course of our investigation, we found conflicting regulations in place. This report corrects these inconsistencies.

CONTACT

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SIGNATURE

Peter Noehammer, P.Eng.
Director, Transportation Services

LIST OF ATTACHMENTS

(1) Drawing No. 421G-0122, dated July 2010

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