



**STAFF REPORT
ACTION REQUIRED**

Roadway Alteration – Bloor Street West, south side, east of Bedford Road

Date:	July 13, 2010
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina, Ward 20
Reference Number:	Ts10135te.top.doc

SUMMARY

Transportation Services is requesting approval from City Council to construct a combination curb build-out and lay-by on the south side of Bloor Street West, fronting No. 273 Bloor Street West (Royal Conservatory of Music).

Construction of this lay-by is proposed as part of Site Plan Application Nos. 03 156122 STE 202 OZ and 04110727 STE 20 SA to provide an area off the traveled portion of Bloor Street West where vehicles may stop to pick-up/drop-off patrons of the Royal Conservatory of Music.

All costs associated with the construction of the lay-by and adjustment of parking signs will be borne by the property owner (Royal Conservatory of Music).

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the narrowing of Bloor Street West, from a width of about 16.6 metres to width of about 15.3 metres by the construction on a curb build-out on the south side of Bloor Street West, from a point 16.5 meters east of the east curb of Bedford Road to a point 34.5 metres further east, generally as shown on Drawing No. 421F-9255, dated July 2010, attached to the report dated July 13, 2010 entitled, “Roadway Alteration – Bloor Street West, south side, east of Bedford Road”, from the Director, Transportation Services, Toronto and East York District.

2. City Council approve the widening of Bloor Street West, from a width of about 16.6 metres to a width of about 17.9 metres by the construction of a lay-by on the south side of Bloor Street West, from a point 51 metres east of Bedford Road to a point 70 metres further east, generally as shown on the attached print of Drawing No. 421F-9255, dated July 2010, attached to the report dated July 13, 2010 entitled, “Roadway Alteration – Bloor Street West, south side, east of Bedford Road”, from the Director, Transportation Services, Toronto and East York District.

3. Contingent upon the approval of Recommendations 1 and 2, City Council approve the following parking regulations in conjunction with construction of the build-out/lay-by:
 - a. Rescind the “No Stopping, from 7:30 a.m. to 9:30 a.m., Monday to Friday, except Public Holidays” regulation on the south side of Bloor Street West, between Spadina Avenue and a point 143 metres west of Queens Park.

 - b. Rescind the parking machine regulation from 9:30 a.m. to 3:30 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; and 1:00 p.m. to 9:00 p.m. Sunday for a maximum period of 3 hours at a rate of \$2.50 per hour, on the south side of Bloor Street West between Spadina Avenue and a point 143 metres west of Queens Park.

 - c. Rescind the parking machine regulation from 6:30 p.m. to 9:00 p.m. Monday to Friday for a maximum period of 2.5 hours at a rate of \$2.50 per hour, on the south side of Bloor Street West between Spadina Avenue and a point 143 metres west of Queens Park.

 - d. Approve implementation of a parking machine regulation, which operates from 9:30 a.m. to 3:30 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; and 1:00 p.m. to 9:00 p.m. Sunday, for a maximum period of 3 hours at a rate of \$2.50 per hour, on the south side of Bloor Street West:
 - from Spadina Avenue to a point 16.5 metres east of Bedford Road; and
 - from a point 121 metres east of Bedford Road to a point 143 metres west of Queens Park.

 - e. Approve implementation of a parking machine regulation, which operates from 6:30 p.m. to 9:00 p.m., Monday to Friday for a maximum period of 2.5 hours at a rate of \$2.50 per hour, on the south side of Bloor Street West:
 - from Spadina Avenue to a point 16.5 metres east of Bedford Road; and

- from a point 121 metres east of Bedford Road to a point 143 metres west of Queens Park.
- f. Prohibit stopping at all times, on the south side of Bloor Street West, between a point 16.5 metres east of the east curb of Bedford Road and a point 34.5 metres further east.
 - g. Approve implementation of a parking machine regulation, which operates from 8:00 a.m. to 9:00 p.m., Monday to Saturday; and from 1:00 p.m. to 9:00 p.m. Sunday, for a maximum period of 3 hours at a rate of \$2.50 per hour, on the south side of Bloor Street West, from a point 51 metres east of Bedford Road to a point 35 metres further east.
 - h. Prohibit standing at all times, on the south side of Bloor Street West, between a point 86 metres east of Bedford Road and a point 35 metres further east.
 - i. Prohibit stopping from 7:30 a.m. to 9:30 a.m., Monday to Friday, except Public Holidays” on the south side of Bloor Street West:
 - from Spadina Avenue to a point 16.5 metres east of the east curb of Bedford Road; and
 - from a point 121 metres east of Bedford Road to a point 143 metres west of Queens Park.

Financial Impact

All costs associated with the construction of the lay-by and changes to signs regulating parking, in the estimated amount of \$102,400.00, is the responsibility of the property owner (Royal Conservatory of Music). The City has received a letter of credit in the amount of \$128,000.00 (representing 120% of the estimated cost).

ISSUE BACKGROUND

Transportation Services has received an application, as required by Site Plan Application Nos. 03 156122 STE 202 OZ and 04110727 STE 20 SA, to realign the south curb of Bloor Street West by constructing a 1.3-metre build-out and a 2.1-metre lay-by beginning at a point about 16.5 metres east of the east curb of Bedford Road and extending about 104.5 metres further east, on the south side of Bloor Street West in front of No. 273 Bloor Street West. Traffic Operations staff, in consultation with Councillor Adam Vaughan, are seeking City Council’s approval to realign this curb as described in this report.

COMMENTS

Current conditions

Bloor Street West is a major arterial roadway, carrying a daily two-way traffic volume of approximately 22,000 vehicles. The speed limit is 50 km/h. Bloor Street West, in the vicinity of Premises No. 273, has a pavement width of about 16.6 metres, comprised of two lanes in each direction for general traffic operation.

The Royal Conservatory of Music is located at No. 273 Bloor Street West. The property was recently redeveloped to provide an addition of approximately 13,800 square metres. A 4.1-metre wide concrete sidewalk is located on the Bloor Street West frontage of the property.

The general parking regulations on the south side of Bloor Street West, east of Bedford Road, are as follows:

- No Stopping, 7:30 a.m. to 9:30 a.m., Monday to Friday, except Public Holidays;
- Three-hour maximum parking at other times (controlled by Parking Machines during peak demand times).

The T.T.C. operates the 300 Bloor-Danforth Blue Night bus service on this section of Bloor Street West.

Proposal

The Site Plan Application for No. 273 Bloor Street West proposes construction of a curb build-out of about 1.3 metres in width, from a point 16.5 metres east of the east curb of Bedford Road to a point about 34.5 metres further east and a 2.1-metre wide lay-by, from a point 51 metres east of the east curb of Bedford Road to a point about 70 metres further east generally as shown on the attached Drawing No. 421F-9255. The proposed lay-by portion of the curb realignment require a 1.3-metre widening of the existing roadway and will result in a net loss of about nine parking spaces on this section of Bloor Street West.

Given the high demand for parking on this section of Bloor Street West the proponent has agreed to that “pay and display” parking can be maintained in the most westerly half of the proposed lay-by (approximately 7 parking spaces). A 2.0 metre sidewalk width will be maintained and pedestrians will be redirected around the lay-by.

In general, staff has concerns about the installation of lay-bys. They sometimes result in a reduction in the width of the boulevard/sidewalk, negatively impact on 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.

As part of the development review process, staff considered other options, which included consideration of a circular driveway, to accommodate pick-up/drop-off at this location without making modifications to the curb alignment. However, in this instance the provision of a lay-by on Bloor Street West was deemed to be the recommended option.

Despite the loss of on-street parking spaces and redirection of the sidewalk, this proposal will provide an area off the traveled portion of the road where patrons of the Royal Conservatory of Music can be safely and conveniently picked up or dropped off near the front door. Parking in the lay-by will not interfere with the flow of traffic.

The construction of a curb build-out and lay-by as described in this report, fronting No. 273 Bloor Street West is recommended. The owners of the Royal Conservatory of Music are aware that their patrons do not have exclusive use of the lay-by and that it may be used by anyone while picking up or dropping off a passenger.

CONTACT

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SIGNATURE

Peter Noehammer, P.Eng.
Director, Transportation Services

LIST OF ATTACHMENTS

(1) Drawing No. 421F-9255, dated July 2010

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