



**STAFF REPORT  
ACTION REQUIRED**

**Road Alterations – Vicinity of Yonge Street and Gerrard Street West**

<b>Date:</b>	December 15, 2011
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Transportation Services Toronto and East York District
<b>Wards:</b>	Toronto Centre – Rosedale, Ward 27
<b>Reference Number:</b>	Ts2012026te.top

**SUMMARY**

Aura at College Park is currently under construction to erect a 75-storey residential, retail and parking complex building at 382-388 Yonge Street, on the northwest corner of Yonge Street and Gerrard Street West.

Transportation Services is seeking authority from City Council to alter sections of the roadway on Yonge Street and Gerrard Street West. The proposal is to significantly widen the sidewalks on Yonge Street by narrowing the existing pavement and shortening the southbound right-turn lane to Gerrard Street West. Also, a minor widening of Gerrard Street West is proposed to allow for an eastbound left-turn lane into this development, while maintaining the bicycle lanes.

**RECOMMENDATIONS**

**Transportation Services recommends that City Council:**

1. Approve the road and sidewalk alterations on Yonge Street and Gerrard Street West, generally as shown on Drawing Nos. 421G-0406 and 421G-0412, dated August 2011, attached to the report from the Director of Transportation Services, Toronto and East York District dated December 15, 2011.

**Financial Impact**

All costs associated with the road modifications, pavement markings and signs will be funded by the developer of Aura at College Park.

**ISSUE BACKGROUND**

Currently, the 75-storey condominium tower at No. 382 - 388 Yonge Street is under construction. This site is located on the northwest corner of the intersection of Yonge Street and Gerrard Street West. As part of the review for zoning and site plan approval for this project, necessary improvements to Gerrard Street West and to Yonge Street were identified to accommodate traffic accessing the site and the increased pedestrian demand in the vicinity of this development. Prior to completion of this project, it is necessary for Council to approve the alteration of the roadways to achieve the recommended design in the vicinity of Gerrard Street West and Yonge Street.

## **COMMENTS**

### **NORMAL CONDITIONS**

#### **Gerrard Street West**

Gerrard Street West, immediately west of Yonge Street, is 11.3 metres wide and operates two-way with one traffic lane and one bicycle lane in each direction. Both sides of the street have a “No Stopping Anytime” regulation. Immediately west of the subject site, there are three “15 Minute Parking” spaces on the north side of the street, which are regulated by a Pay and Display machine. There are no TTC routes on this portion of Gerrard Street West.

#### **Yonge Street**

Yonge Street, north of Gerrard Street, is 17.8 metres wide and operates two-way with two traffic lanes in each direction. There is a centre treed median that extends southerly from College Street to approximately 85 metres north of Gerrard Street. There is a long southbound right-turn lane approaching Gerrard Street with a 2-metre wide painted median between this lane and the southbound through lanes. There is an existing “No Parking Anytime” regulation on both sides of the street, a “No Stopping, 7:30 a.m. to 9:30 a.m., Monday to Friday” regulation on the west side, and a “No Stopping, 3:30 p.m. to 6:30 p.m., Monday to Friday” regulation on the east side of the street. The T.T.C. No. 97B bus route uses this portion of Yonge Street.

### **CURRENT CONSTRUCTION CONDITIONS**

#### **Gerrard Street West**

The north sidewalk and the eastbound and westbound bicycle lanes on Gerrard Street West, between Yonge Street and a point 116.5 metres west of Yonge Street are closed from January 2, 2009, to September 30, 2013 to allow for construction staging and provision of a covered pedestrian walkway along the north side of the street. The "No Stopping" zone has been extended to eliminate the three "15 Minute" parking spaces on the north side of the street. One lane of traffic in each direction is provided on Gerrard Street West.

#### **Yonge Street**

The sidewalk and part of the southbound curb lane are closed on the west side of Yonge Street between Gerrard Street West and a point 69 metres north of Gerrard Street West,

from January 2, 2009, to September 30, 2013 to allow for construction staging and provision of a covered pedestrian walkway along the west side of the street. During this period stopping has been prohibited at all times on the west side of Yonge Street. Two lanes of traffic in each direction and a short southbound right-turn lane are maintained on Yonge Street.

Both Gerrard Street West and Yonge Street will return to their pre-construction traffic and parking regulations when the project is complete.

## **ROAD AND SIDEWALK ALTERATIONS**

### **Gerrard Street West**

The proposed road alterations to Gerrard Street West involve a pavement widening west of Yonge Street in order to accommodate an eastbound left-turn lane into the proposed parking garage and loading facilities of Aura at College Park. Currently, at a point approximately 100 metres west of Yonge Street, there is a jog in the curb on the north side of Gerrard Street West which narrows the roadway by 1.7 metres. The proposal involves normalizing the north curb line by shifting the curb north by about 1.7 metres across the proposed new access driveway, tapering back to the existing curb line at a point 11 metres west of the west limit of Yonge Street, generally as shown on attached Drawing No. 421G-0412, dated August, 2011. This change will allow for the provision of an eastbound left turn lane into the development while maintaining one lane of traffic and one bicycle lane in each direction on Gerrard Street West.

### **Yonge Street**

The proposed road alterations on Yonge Street involve a widening of the sidewalk by 2.2 metres immediately north of Gerrard Street, shortening the southbound right-turn lane to approximately 20 metres, and widening the sidewalk by as much as 5.1 metres along the entire Yonge Street frontage of the development property. These improvements, shown on attached Drawing No. 421G-0406, dated August, 2011, will provide additional pedestrian space in an area of high pedestrian demand, and allow for streetscaping adjacent to the Aura at College Park development.

During consideration of this proposal, Transportation Services staff, in consultation with the Ward Councillor and various stakeholders in the area, investigated the feasibility of eliminating the southbound right-turn lane from Yonge Street to Gerrard Street West entirely, providing even more space for pedestrians and streetscaping on the northwest corner of the intersection, but leaving only two shared southbound lanes on Yonge Street. It was determined that the elimination of the dedicated right-turn lane would result in significant queuing and delays on Yonge Street. The high number of pedestrians in the area could potentially result in vehicles blocking the curb lane while waiting to turn right, and vehicles blocking the median lane while waiting to turn left. The resultant queues and delays to through traffic on Yonge Street would be unacceptable. Prohibition of either right turns or left turns from Yonge Street to Gerrard Street was also considered unacceptable, particularly since this signalized intersection provides one of the very few opportunities to make a southbound left-turn onto Yonge Street and provides an

important access opportunity to, among other things, Ryerson University. Accordingly, it was agreed that an acceptable compromise would be to shorten the southbound right-turn lane, allowing for significant sidewalk widening but maintaining an unobstructed through lane for Yonge Street traffic.

## **CONTACT**

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## **SIGNATURE**

Andrew Koropeski, P. Eng.  
Director, Transportation Services  
Toronto and East York District

## **LIST OF ATTACHMENTS**

- (1) Drawing Nos. 421G-0406, dated August 2011
- (2) Drawing Nos. 421G-0412, dated August 2011

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