



**STAFF REPORT
ACTION REQUIRED**

Lay-by Construction – Front of No. 282 St. Clair Avenue West

Date:	December 12, 2008
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	St. Paul’s, Ward 22
Reference Number:	Ts09005te.top.doc

SUMMARY

Transportation Services is requesting approval from City Council for construction of a lay-by on the north side of St. Clair Avenue West, fronting No. 282 St. Clair Avenue West (“Village Park Retirement Residence”).

Construction of this lay-by is proposed as part of Site Plan Application No. 06 157562 STE 22 SA to provide an area off the traveled portion of St. Clair Avenue West where vehicles may stop or park for a maximum period of 15 minutes at anytime to pick-up/drop-off senior citizens at the Village Park Retirement Residence. All costs associated with the construction of the lay-by and adjustment of parking signs will be borne by the property owner (2081764 Ontario Inc.).

RECOMMENDATIONS

Transportation Services recommends that City Council:

1. Approve the widening of St. Clair Avenue West, from a width of about 20.8 metres to a width of about 23.3 metres by the construction of a lay-by on the north side of St. Clair Avenue West, from a point 19.5 metres west of Parkwood Avenue to a point 33.1 metres further west, generally as shown on the attached print of Drawing No. 421F- 9510, dated December 2008.
2. Adopt the following parking regulations subject to the conditions outlined in this report, and in conjunction with construction of the lay-by:
 - a. Rescind the “No Stopping, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, except Public Holidays” regulation on the

north side of St. Clair Avenue West, between a point 57 metres west of Russell Hill Road and a point 30.5 metres east of Spadina Road;

- b. Rescind the “Two-hour maximum parking, from 9:00 a.m. to 4:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m., Saturday” regulation, on the north side of St. Clair Avenue West, between a point 57 metres west of Russell Hill Road and a point 30.5 metres east of Spadina Road;
- c. Prohibit stopping, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, except Public Holidays, on the north side of St. Clair Avenue West, between a point 57 metres west of Russell Hill Road and a point 19.5 metres west of Parkwood Avenue;
- d. Prohibit stopping, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, except Public Holidays, on the north side of St. Clair Avenue West, between a point 52.6 metres west of Parkwood Avenue and a point 30.5 metres east of Spadina Road;
- e. Prohibit parking at all times on the north side of St. Clair Avenue West, between Parkwood Avenue and a point 19.5 metres west of Parkwood Avenue;
- f. Restrict parking to a maximum period of two hours, from 9:00 a.m. to 4:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m., Saturday, on the north side of St. Clair Avenue West, between a point 57 metres west of Russell Hill Road and Parkwood Avenue;
- g. Restrict parking to a maximum period of two hours, from 9:00 a.m. to 4:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m., Saturday, on the north side of St. Clair Avenue West, between a point 52.6 metres west of Parkwood Avenue and a point 30.5 metres east of Spadina Road; and
- h. Restrict parking to a maximum period of 15 minutes at all times, on the north side of St. Clair Avenue West, between a point 19.5 metres west of Parkwood Avenue and a point 33.1 metres further west.

Financial Impact

All costs associated with the construction of the lay-by and changes to signs regulating parking, in the estimated amount of \$48,000.00, is the responsibility of the property owner (2081764 Ontario Inc.). In this regard, the City has received a letter of credit in the amount of \$57,600.00 (representing 120% of the estimated cost).

ISSUE BACKGROUND

Transportation Services has received an application, as required by Site Plan Application No. 06 157562 STE 22 SA, to construct a lay-by 2.5 metres in width and about 33.1

metres in length on the north side of St. Clair Avenue West in front of No. 282 St. Clair Avenue West. Traffic Operations staff, in consultation with Councillor Michael Walker, are seeking City Council's approval to construct this lay-by.

COMMENTS

Current conditions

St. Clair Avenue 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. St. Clair Avenue West in the vicinity of Premises No. 282 has an overall width of about 20.8 metres, comprised of two lanes in each direction for general traffic operation, as well as an exclusive streetcar right-of-way. Parkwood Avenue intersects the north side of St. Clair Avenue West, forming a "T-type" intersection, approximately 145 metres east of Spadina Road. Parkwood Avenue is a two-lane local roadway with "Stop" sign control at St. Clair Avenue West.

Premises No. 282 St. Clair Avenue West is an existing three-story retirement residence ("Village Park Retirement Residence") located on the northwest corner of the intersection of St. Clair Avenue West and Parkwood Avenue. The property is being reconstructed to provide a three-story addition. A 2.3-metre wide concrete sidewalk is located on the St. Clair Avenue West frontage of the property. No sidewalk is provided on the Parkwood Avenue side of the property. Vehicular access to a small parking lot and loading area on the property is provided by way of a driveway to/from Parkwood Avenue. This driveway will remain after reconstruction.

The general parking regulations on the north side of St. Clair Avenue West, west of Parkwood Avenue, are as follows:

- No Stopping, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday;
- No Parking Anytime, between Parkwood Avenue and a point 14.7 metres west;
- Two-hour maximum parking, 9:00 a.m. to 4:00 p.m., Monday to Friday and 8:00 a.m. to 6:00 p.m., Saturday; and
- Three-hour maximum parking at all other times.

Proposal

The Site Plan Application for No. 282 St. Clair Avenue West proposes construction of a lay-by, 2.5 metres in width, on the north side of St. Clair Avenue West, from a point 19.5 metres west of Parkwood Avenue to a point 33.1 metres further west, including tapers, generally as shown on the attached Drawing No. 421F-9510. The proposed lay-by will provide an estimated four parking spaces and require a 2.5-metre widening of the roadway. The existing concrete sidewalk will be narrowed from 2.3 metres to 2.0 metres and redirected around the lay-by. This will result in a net loss of about six to seven

parking spaces on this section of St. Clair Avenue West. Parking would be allowed for a maximum period of 15 minutes at anytime in the lay-by. However, to promote parking turnover in the lay-by, the 15-minute parking restriction will require frequent enforcement.

In general, there are 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 investigative process, staff also considered other options to accommodate pick-up/drop-off at this location. These options included a circular driveway on either St. Clair Avenue West or Parkwood Avenue or a lay-by on Parkwood Avenue. Based on staffs' findings, the provision of a lay-by on St. Clair Avenue West was deemed to be the recommended option.

Despite the loss of six to seven on-street parking spaces and minor narrowing and redirection of the sidewalk, this proposal will provide an area off the traveled portion of the road where senior citizens can be safely picked up or dropped off near the front door of their residence. Parking will not interfere with the flow of traffic and in this instance the lay-by will benefit a particularly vulnerable age group of citizens.

The following conditions will apply in respect to the lay-by:

- (a) The applicant will pay all costs to construct the lay-by and sidewalk fronting No. 282 St. Clair Avenue West and the cost of changes to traffic signs, in the estimated amount of \$48,000.00; and
- (b) The lay-by is considered a public facility that may be used by any motorist who wishes to park for a maximum period of 15 minutes at this location. No one, including the property owner and residents of No. 282 St. Clair Avenue West has exclusive right to its use.

The installation of a lay-by as described in this report, with a 15-minute maximum parking limit fronting No. 282 St. Clair Avenue West is recommended. The owners of this property are aware of and have agreed to the above-noted conditions.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services

LIST OF ATTACHMENTS

- (1) Drawing No. 421F-9509, dated December 2008
- (2) Drawing No. 421F-9510, dated December 2008

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