Commercial Loading Zone – St. Clair Avenue West

Date: July 2, 2014

To: Toronto and East York Community Council

From: Director, Transportation Services, Toronto and East York District

Wards: St. Paul's, Ward 22

Reference Number: Ts2014105te.top

SUMMARY

Transportation Services is seeking authority from City Council to establish a commercial loading zone on the north side of St. Clair Avenue West, fronting Premises No. 112. The commercial loading zone will provide for curb side loading/unloading opportunities for residents of the above-noted address, as well as other road users and businesses in the area.

The proposed commercial loading zone will operate at all times outside of the existing 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday stopping prohibitions.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the designation of a Commercial Loading Zone on the north side of St. Clair Avenue West, from a point 37 metres east of Oriole Road to a point 6.5 metres further east.

2. City Council amend the existing "Pay-and-Display" parking that operates from 9:00 a.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m., Monday to Friday, from 8:00 a.m. to 9:00 p.m., Saturday and from 1:00 p.m. to 9:00 p.m., Sunday, on the north side of St. Clair Avenue West, from a point 9 metres east of Oriole Road to a point 65 metres west of Deer Park Crescent, so that it operates from a point 9 metres east of Oriole Road to a point 50 metres west of Deer Park Crescent.
**Financial Impact**
Funds to undertake the necessary signage adjustments in the estimated amount of $300.00, plus the annual fee of $349.05, will be the responsibility of No. 112 St. Clair Avenue West (TSCC No. 1886).

**ISSUE BACKGROUND**
At the request of Councillor Josh Matlow, on behalf of representatives of the condominium building located at Premises No. 112 St. Clair Avenue West, Transportation Services was asked to investigate and report on implementing a commercial loading zone on the north side of St. Clair Avenue West, east of Oriole Road, fronting No. 112 St. Clair Avenue West, to provide loading/unloading opportunities in the area.

**COMMENTS**
St. Clair Avenue West, between Oriole Road and Deer park Crescent, is a major arterial roadway, comprised of two lanes in each direction for general traffic operation, as well as an exclusive TTC streetcar right-of-way. The maximum speed limit is 50 km/h and this section of St. Clair Avenue West carries a two-way daily traffic volume of approximately 26,000 vehicles.

The following parking regulations are currently signed on the north side of St. Clair Avenue West, between Oriole Road and Deer Park Crescent:

- "No Stopping", from Oriole Road to a point 9 metres further east;
- "No Stopping, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday" over the entire section; and
- "Pay-and-Display parking, 9:00 a.m. to 4:00 p.m. and 6:00 p.m. to 9:00 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 $2.25 per hour.

It is possible to establish a "Commercial Loading Zone" on the north side of St. Clair Avenue West, fronting Premises No. 112, for approximately one vehicle. The representatives of the condominium building located at the above-noted address have indicated to Councillor Josh Matlow and to staff of Transportation Services that they currently do not have an available on-site location in which to load/unload goods being delivered to/from the building. At present, vehicles making deliveries to/from the building are often forced to park within, or overhanging the driveway entrance to/from the condominium's underground parking garage. This practice not only makes entering and exiting the parking garage more difficult, it creates visibility and safety concerns for the residents when they are attempting to exit onto St. Clair Avenue West from the driveway. As this is the case, Councillor Josh Matlow has requested that a "Commercial Loading Zone" be implemented within the curb space located immediately east of the driveway for Premises No. 112 St. Clair Avenue West as a means to provide a location
for deliveries that can be used by residents of the above-noted address, as well as by other road users and businesses in the area. It should be mentioned that the implementation of a commercial loading zone at this location will result in the loss of one of the pay parking spaces located on the north side of St. Clair Avenue West. However, as this is considered a safety issue, the applicant will not be responsible to cover the lost pay parking revenue that is generally required with the removal of these spaces.

It should be noted that a "Commercial Loading Zone" is a public facility, which may be used by anyone for the purpose of and while actually engaged in loading or unloading people or merchandise. Additionally, no one has exclusive rights to the commercial loading zone or is permitted to park a vehicle at anytime in such a facility. Accordingly, should any vehicle appear to be parked, it would be subject to immediate tagging and/or towing.

During the course of our investigation, it was noted that there is a discrepancy between one of the posted signs and the parking regulations by-law. Recommendation No. 2 in this report will correct this discrepancy.

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SIGNATURE

Jacqueline White, P.Eng.
Acting Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS
Drawing No. 421G-1468, dated July 2104

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