

Turn Prohibitions - Belsize Drive

Date: December 5, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 12, Toronto-St. Paul's

SUMMARY

This staff report is about a matter that Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City Policy or by-laws.

Transportation Services staff is recommending amendments to the current traffic regulations on Belsize Drive, as it relates to the development at 1955-1985 Yonge Street. Mattamy Homes is constructing a 9-storey mixed-use building at 1955-1985 Yonge Street. The site is located on the east side of Yonge Street, between Belsize Drive and Millwood Road. The loading space and below-grade parking garage for the proposed building are accessed from a driveway on Belsize Drive. The proposed traffic amendments will address requirements of the development agreement, particularly with regards to safe and efficient operation of traffic at the driveway on Belsize Drive.

RECOMMENDATION

The Acting Director, Traffic Management, Transportation Services, recommends that:

1. Toronto and East York Community Council prohibit westbound left turns at all times at the intersection of Belsize Drive and the private driveway at 1955-1985 Yonge Street located on the south side of Belsize Drive, approximately 40 metres east of Yonge Street.
2. Toronto and East York Community Council prohibit northbound right turns at all times at the intersection of Belsize Drive and the private driveway at 1955-1985 Yonge Street located on the south side of Belsize Drive, approximately 40 metres east of Yonge Street.

FINANCIAL IMPACT

There are no financial implications to this report. Mattamy Homes is responsible for the \$1,423.80 cost of the installation of the proposed signs.

DECISION HISTORY

Transportation Services was requested to report on changes to the traffic regulations as part of the development agreement approvals (City File No.: 19 118005 STE 12 CD, Attachment: 1, Item No. 8) for the development at 1955-1985 Yonge Street. These regulations are deemed necessary to facilitate the safe and efficient operation of traffic and conform with the provisions of the development agreement.

COMMENTS

Mattamy Homes is constructing a 9-storey condominium building at 1955-1985 Yonge Street. The site is bounded by Belsize Drive to the north, existing residential uses to the east, Millwood Road to the south and Yonge Street to the west.

The development, in its completed form, will consist of 218 dwelling units with a ground floor retail. The loading space and below-grade parking garage for the proposed building are accessed from a driveway on Belsize Drive.

The location of the driveway on Belsize Drive, rather than on Yonge Street, limits vehicle interactions with pedestrians on a major commercial street, and avoids gaps in the built form and streetwall along Yonge Street. The driveway can accommodate the traffic volume generated by the proposed 9-storey building.

Belsize Drive is a local roadway that operates with two-way traffic on a pavement width of 8.5 metres and a maximum speed limit of 30 km/h. There is no TTC service provided on Belsize Drive.

The following parking regulations are generally in effect on the subject section of Belsize Drive.

North side

- No standing at all times

South side

- No standing at all times, between Yonge Street and a point 48.8 metres.
- Maximum one-hour parking from 11:00 a.m. to 6:00 p.m., daily, between a point 48.8 metres east of Yonge Street and a point 187.4 metres further east

- No parking from 9:00 a.m. to 11:00 a.m., Monday to Friday, between a point 48.8 metres east of Yonge Street and a point 187.4 metres further east, and
- Three-hour maximum parking all other times (unsigned, statutory).

As part of the development agreement approvals for this development at 1955-1985 Yonge Street, the following traffic amendments were recommended:

- Prohibit westbound left turns at all times at the intersection of Belsize Drive and the private driveway, on the south side of Belsize Drive, for 1955-1985 Yonge Street.
- Prohibit northbound right turns at all times at the intersection of Belsize Drive and the private driveway, on the south side of Belsize Drive, for 1955-1985 Yonge Street.

The proposed amendments will provide safe and efficient operation of traffic and fulfil the requirement as agreed upon in the development agreement (City File No.: 19 118005 STE 12 CD, Attachment: 1, Item No. 8) for 1955-1985 Yonge Street.

Councillor Josh Matlow has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

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ATTACHMENTS

1. Drawing No. 421G-3606, dated November 2019

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