

Parking Amendments - Danforth Avenue

Date: May 27, 2020
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 19, Beaches - East York

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Danforth Avenue, City Council approval of this report is required.

Construction of an eight-storey residential condominium building with a two-level underground parking garage at 2301 Danforth Avenue by Marlin Spring Management Limited is nearing completion. Traffic Operations staff have been provided the standard advisory that the building is within six months of occupancy.

As per the site plan agreement, Transportation Services is recommending that standing be prohibit at all times on the south side of Danforth Avenue, between a point 92 metres east of Patricia Drive and a point 17 metres further east. This proposal will provide a pick-up and drop-off area to service the residential condominium and will not result in the loss of any on-street parking machine spaces.

RECOMMENDATIONS

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

1. City Council direct that Danforth Avenue not be returned to its pre-construction traffic and parking regulations upon completion of the construction project at 2301 Danforth Avenue as previously directed in Item TE30.57, as adopted by City Council on March 26 and 27, 2018.
2. City Council enact the parking regulations set out in the attached Appendix A to the report entitled 'Parking Amendments - Danforth Avenue' from the Acting Director, Traffic Management, Transportation Services.

FINANCIAL IMPACT

There are no financial implications to this report. An estimated cost of \$3,630.69 associated with the relocation of on-street parking spaces and the provision of an on-street pick-up/drop-off area along the frontage of 2301-2315 Danforth Avenue will be borne by the developer in accordance with the Site Plan Control Application No.16230027 STE 32 SA.

DECISION HISTORY

City Council, at its meeting on March 26 and 27, 2018, adopted Item TE30.57 entitled " Construction Staging Area - 2301 Danforth Avenue" and, in so doing, authorized, the closure of the sidewalk and a 2.5 metre wide portion of the eastbound curb lane on the south side of Danforth Avenue, between Morton Road and a point 97.4 metres west and provision of a 1.7 metre wide covered and protected pedestrian walkway within the closed lane. The Council decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE30.57>

COMMENTS

Transportation Services was advised by Marlin Spring Management Limited in October 2019 that construction of an eight-storey residential condominium building with a two-level underground parking garage at 2301 Danforth Avenue was approximately six months away from completion. As per the site plan agreement, a pick-up and drop-off area (approximately three on-street parking spaces) is to be designated on the south side of Danforth Avenue fronting the entrance of the building and available for use only when the p.m. rush hour stopping prohibition is not in effect.

Existing Conditions

Danforth Avenue, between Patricia Drive and Morton Road, is classified as a major arterial road and operates two-way east-west with a regulatory speed limit of 40 km/h. It has a pavement width of approximately 16.5 metres with municipal sidewalks provided on both sides of the road. TTC service is provided by the Blue Night '300 Bloor-Danforth' route.

The following parking regulations are currently in effect on the south side of Danforth Avenue, between Patricia Drive and Morton Road:

- No parking anytime between Patricia Drive and a point 40 metres east,

- No stopping from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, between Broadview Avenue and a point 97.4 metres west of Morton Road,
- No stopping anytime between Morton Road and a point 97.4 metres west,
- No stopping from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, between Morton Road and Birchmount Road,
- Parking machines operate from 8:00 a.m. to 4:00 p.m., Monday to Friday; and from 8:00 a.m. to 6:00 p.m., Saturday, between a point 40 metres east of Patricia Drive and a point 97.4 metres west of Morton Road, and
- Parking machines operate from 8:00 a.m. to 4:00 p.m., Monday to Friday; and from 8:00 a.m. to 6:00 p.m., Saturday, between Morton Road and Chisholm Avenue.

The development is bounded by Danforth Avenue to the north, Morton Road to the east, a public laneway/existing residential uses to the south and a Petro Canada gas station to the west. The development, in its completed form, will consist of 170 dwelling units with a ground-floor retail and a two-level underground parking garage. Permanent vehicular access/egress to/from the parking garage will be from the public laneway to the south. The former driveway ramps along Danforth Avenue are ten metres and seven metres in length, located approximately 51 metres and 79 metres west of Morton Road. They will be restored to curbs creating three new on-street parking spaces to offset the loss of on-street pay and display spaces from the proposed parking amendments.

The request from Marlin Spring Management Limited was sent to Councillor Bradford for approval in January 2020. Councillor authorization to proceed with the proposed parking amendments and report to the next available Toronto and East York Community Council meeting was given in February 2020. As such, Transportation Services is recommending that standing be prohibited at all times on the south side of Danforth Avenue, between a point 92 metres east of Patricia Drive and a point 17 metres further east.

Councillor Brad Bradford has been advised of the recommendations of this staff report.

CONTACT

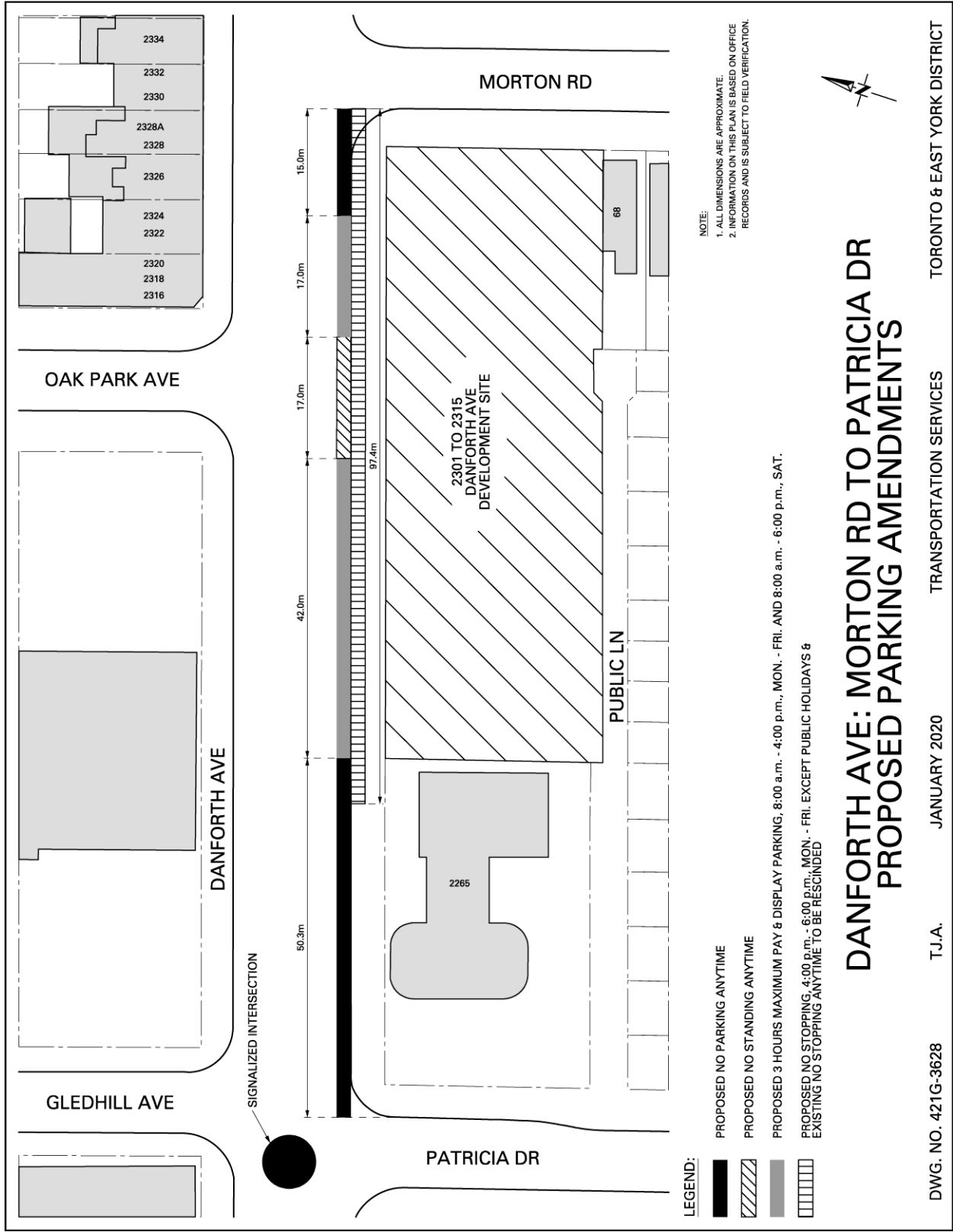
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SIGNATURE

Roger Browne, M.A.Sc., P.Eng.,
Acting Director,
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Transportation Services

ATTACHMENTS

1. Drawing No. 421G-3628, dated January 2020
2. Appendix A – Amendments to Parking Regulations



NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE.
 2. INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.

- LEGEND:**
- PROPOSED NO PARKING ANYTIME
 - PROPOSED NO STANDING ANYTIME
 - PROPOSED 3 HOURS MAXIMUM PAY & DISPLAY PARKING; 8:00 a.m. - 4:00 p.m., MON. - FRI. AND 8:00 a.m. - 6:00 p.m., SAT.
 - PROPOSED NO STOPPING; 4:00 p.m. - 6:00 p.m., MON. - FRI. EXCEPT PUBLIC HOLIDAYS & EXISTING NO STOPPING ANYTIME TO BE RESCINDED

DANFORTH AVE: MORTON RD TO PATRICIA DR PROPOSED PARKING AMENDMENTS



Appendix A – Amendments to Parking Regulations

To Be Rescinded:

No Parking

Highway	Side	Between	Prohibited Times and/or Days
Danforth Avenue	South	Patricia Drive and a point 40 metres east	Anytime

No Stopping

Highway	Side	Between	Prohibited Times and/or Days
Danforth Avenue	South	Broadview Avenue and a point 97.4 metres west of Morton Road	4:00 p.m. to 6:00 p.m., Mon. to Fri., except public holidays
Danforth Avenue	South	Morton Road and a point 97.4 metres west	Anytime
Danforth Avenue	South	Morton Road and Birchmount	4:00 p.m. to 6:00 p.m., Mon. to Fri., except public holidays

Parking Machines

Highway	Side Parking	Between	Hours	Fee/ Time Limit	Maximum Parking Period
Danforth Avenue	South	A point 40 metres east of Patricia Drive and a point 97.4 metres west of Morton Road	8:00 a.m. to 4:00 p.m., Mon. to Fri.; 8:00 a.m. to 6:00 p.m., Sat.	\$2.00 for 1 hour	3 hours
Danforth Avenue	South	Morton Road and Chisholm Avenue	8:00 a.m. to 4:00 p.m., Mon. to Fri.; 8:00 a.m. to 6:00 p.m., Sat.	\$2.00 for 1 hour	3 hours

To be Enacted:**No Parking**

Highway	Side	Between	Prohibited Times and/or Days
Danforth Avenue	South	Patricia Drive and a point 50 metres east	Anytime

No Stopping

Highway	Side	Between	Prohibited Times and/or Days
Danforth Avenue	South	Broadview Avenue and a point 92 metres west of Patricia Drive	4:00 p.m. to 6:00 p.m., Mon. to Fri., except public holidays
Danforth Avenue	South	A point 109 metres east of Patricia Drive and Birchmount Road	4:00 p.m. to 6:00 p.m., Mon. to Fri., except public holidays

No Standing

Highway	Side	Between	Prohibited Times and/or Days
Danforth Avenue	South	A point 92 metres east of Patricia Drive and a point 17 metres further east	Anytime

Parking Machines

Highway	Side Parking	Between	Hours	Fee/Time Limit	Maximum Parking Period
Danforth Avenue	South	A point 50 metres east of Patricia Drive and a point 42 metres further east	8:00 a.m. to 4:00 p.m., Mon. to Fri.; 8:00 a.m. to 6:00 p.m., Sat.	\$2.00 for 1 hour	3 hours
Danforth Avenue	South	A point 109 metres east of Patricia Drive and Chisholm Avenue	8:00 a.m. to 4:00 p.m., Mon. to Fri.; 8:00 a.m. to 6:00 p.m., Sat.	\$2.00 for 1 hour	3 hours