

Temporary Parking Amendments - Balliol Street

Date: June 13, 2022
To: Toronto and East York Community Council
From: 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 from City Council to make a final decision.

Toddglen Group is constructing a 27-storey residential rental building at 235 Balliol Street and renovating the existing condominium building at 265 Balliol Street. The sites are located on the south side of Balliol Street, west of Mount Pleasant Road.

Transportation Services is requesting authorization to temporarily prohibit stopping at all times on the north and south sides of Balliol Street, fronting the subject development sites, in order to facilitate safe and efficient inbound and outbound manoeuvres of heavy vehicles at the new site access/egress points. The temporary parking amendments will be required for a period of 29 months, from August 1, 2022 to December 31, 2024.

RECOMMENDATIONS

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

1. Toronto and East York Community Council rescind the existing one hour maximum parking, from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the north side of Balliol Street, between a point 99.5 metres west of Mount Pleasant Road (west intersection) and a point 80 metres further west, from August 1, 2022 to December 31, 2024.
2. Toronto and East York Community Council prohibit stopping at all times on the north side of Balliol Street, between a point 99.5 metres west of Mount Pleasant Road (west intersection) and a point 80 metres further west, from August 1, 2022 to December 31, 2024.
3. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times, on the south side of Balliol Street, between a point 104 metres west of Mount Pleasant Road (west intersection) and a point 81.5 metres further west, from August 1, 2022 to December 31, 2024.

4. Toronto and East York Community Council prohibit stopping at all times on the south side of Balliol Street, between a point 104 metres west of Mount Pleasant Road (west intersection) and a point 81.5 metres further west, from August 1, 2022 to December 31, 2024.
5. Toronto and East York Community Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, on a daily basis to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.
6. Toronto and East York Community Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
7. Toronto and East York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
8. Toronto and East York Community Council direct the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
9. Toronto and East York Community Council direct the applicant to install appropriate temporary construction signage and to ensure that pedestrians, cyclists and motorists safety is considered at all times.
10. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
11. Toronto and East York Community Council direct the applicant to post a 24-hour monitored construction hotline number on the hoarding board, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.
12. Toronto and East York Community Council direct the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.
13. Toronto and East York Community Council direct that Balliol Street be returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Toddglen Group is responsible for all costs associated with the parking signage modifications.

DECISION HISTORY

The Local Planning Appeal Tribunal, pursuant to its Order issued on September 25, 2021, in relation to File No. PL180213, allowed site specific zoning for the lands municipally known as 265 Balliol Street.

COMMENTS

Toddglen Group is constructing a 27-storey residential rental building at 235 Balliol Street and renovating the existing condominium building at 265 Balliol Street. The sites are located on the south side of Balliol Street, west of Mount Pleasant Road (west intersection)

Balliol Street, in the vicinity of the site, is characterized by the following conditions:

- It is a two-lane, east-west local roadway
- Its pavement width is approximately 8.5 metres
- It has a posted speed limit of 30 km/h
- There are sidewalks located on both sides of the street

The parking regulations on Balliol Street, within the subject section are as follows:

North side

- One hour maximum parking, from 8:00 a.m. to 6:00 p.m., Monday to Friday, between Yonge Street and Mount Pleasant Road (west intersection).

South side

- No parking anytime, between Yonge Street and Bayview Avenue.

Based on the information provided by the developer, a construction staging area will be set-up on the south boulevard, along with a 1.7 metre side covered and protected walkway on the existing sidewalk, fronting the site. Two access gates will be installed on the south side of Balliol Street, abutting the site, to facilitate material deliveries to the construction staging area.

Based on the review of turn manoeuvre diagrams, heavy vehicle manoeuvres at the site access/egress points were determined to be in conflict with the existing parking spaces on the north and south sides of Balliol Street, fronting the site. Therefore, in order to facilitate safe and efficient inbound and outbound turn manoeuvres, it is recommended that stopping be prohibited at all times on the north side of Balliol Street, between a point 99.5 metres west of Mount Pleasant Road (west intersection) and a point 80 metres further west; and on the south side, between a point 104 metres west of Mount Pleasant Road (west intersection) and a point 81.5 metres further west.

The temporary parking amendments will result in the loss of seven one hour maximum parking spaces on the north side of Balliol Street.

The Ward Councillor has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Parking Amendments - Balliol Street

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