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September 7, 2023

Toronto and East York Community Council

Dear Chair and Council Members,

Re: Parking and Traffic Regulations – The Well Development

This development is currently under construction and consists of seven mixed-use buildings and underground parking. The development is being referred to as 'The Well' by the consortium of developers who are collectively involved in the project. The project includes residential, office and retail components and all of the buildings on the site are proposed to include at least two of the three proposed uses. All buildings would include a base building and a taller building element with a retail component within the first two floors. The first underground level would also include a lower concourse level which would include retail uses as well as loading facilities. All of the buildings fronting on Front Street West would include an office component within the base building. All of the proposed buildings, except for the proposed office tower at the corner of Front Street and Spadina Ave. would include a residential component located in the taller portion of the buildings.

This development is bounded by Spadina Avenue to the east, Draper Street to the west, Front Street West to the south and Wellington Street West to the north. As part of this development, various on-street parking and traffic amendments have been proposed on Front Street West and Wellington Street West in particular. Specifically, changes to the lane configuration at the Spadina Avenue/Front Street West intersection; a new traffic control signal at the main site access driveway on Front Street West (which will be located approximately 175 metres east of the existing signal at Portland Street and Front Street West); a new mid-block traffic control signal on Wellington Street (which will be located approximately 210 metres west of Spadina Avenue); and a series of parking lay-by areas on Wellington Street and Front Street West, which are intended to be used for parking and/or pick-up/drop-off purposes. All on-street parking and traffic amendments require by-law approval by Toronto and East York Community Council.

Of note, Transportation Services staff was unable to conduct a detailed on-street parking review on Front Street West given the on-going construction activity in this area. Therefore these on-street parking amendments will be addressed by a separate motion to be tabled at a later date.

RECOMMENDATIONS:

It is recommended that:

1. Toronto and East York Community Council authorize the amendments to City of Toronto Municipal Code, Chapter 910 and Chapter 950, parking regulations on Wellington Street West and Front Street West, as described in "Attachment 1: Parking and Traffic Regulations – "Wellington Street West and Front Street West".

Regards,

Ausma Malik
City Councillor
Ward 10 – Spadina Fort-York

Attachment 1: Parking and Traffic Regulations – Wellington Street West and Front Street West

Attachment 1

Parking and Traffic Regulations – Wellington Street West and Front Street West

Regulations to be rescinded:

Chapter 950, Schedule XVI: No Standing

Highway	Side	Between	Prohibited Times and/or Days
Wellington Street West	South	Portland Street and Spadina Street	2:00 a.m. to 4:00 a.m.

Chapter 910, Schedule I: Parking Machines

Highway	Side Parking	Between	Hours (daily as indicated below)	Fee/Time Limit	Maximum Parking Period
Wellington Street West	South	Portland Street and Spadina Avenue	8:00 a.m. to 9:00 p.m., Mon. to Sat.; 1:00 p.m. to 9:00 p.m. Sun.	\$3.00 for 1 hour	3 hours

Regulations to be enacted:

Chapter 950, Schedule XVI: No Standing

Highway	Side	Between	Prohibited Times and/or Days
Wellington Street West	South	A point 9 metres east of Draper Street and a point 19 metres further east	2:00 a.m. to 4:00 a.m.
Wellington Street West	South	A point 50 metres east of Draper Street and a point 16 metres further east	2:00 a.m. to 4:00 a.m.
Wellington Street West	South	A point 126 metres east of Draper Street and a point 41 metres further east	2:00 a.m. to 4:00 a.m.
Wellington Street West	South	A point 183 metres east of Draper Street and a point 26 metres further east	2:00 a.m. to 4:00 a.m.
Wellington Street West	South	A point 243 metres east of Draper Street and a point 17 metres further east	2:00 a.m. to 4:00 a.m.
Wellington Street West	South	A point 273 metres east of Draper Street and a point 16 metres further east	2:00 a.m. to 4:00 a.m.

Chapter 950, Schedule XIV: No Stopping

Highway	Side	Between	Prohibited Times and/or Days
Wellington Street West	South	Draper Street and a point 9 metres further east	Anytime
Wellington Street West	South	A point 28 metres east of Draper Street and a point 22 metres further east	Anytime
Wellington Street West	South	A point 66 metres east of Draper Street and a point 60 metres further east	Anytime
Wellington Street West	South	A point 167 metres east of Draper Street and a point 16 metres further east	Anytime
Wellington Street West	South	A point 209 metres east of Draper Street and a point 34 metres further east	Anytime
Wellington Street West	South	A point 260 metres east of Draper Street and a point 13 metres further east	Anytime

Wellington Street West	South	A point 289 metres east of Draper Street and Spadina Avenue	Anytime
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Chapter 910, Schedule I: Pay Parking Machines

Highway	Side Parking	Between	Hours (daily as indicated below)	Fee/Time Limit	Maximum Parking Period
Wellington Street West	South	Portland Street and Draper Street	8:00 a.m. to 9:00 p.m., Mon. to Sat.; 1:00 p.m. to 9:00 p.m. Sun.	\$3.00 for 1 hour	3 hours
Wellington Street West	South	A point 9 metres east of Draper Street and a point 19 metres further east	8:00 a.m. to 9:00 p.m., Mon. to Sat.; 1:00 p.m. to 9:00 p.m. Sun.	\$3.00 for 1 hour	3 hours
Wellington Street West	South	A point 50 metres east of Draper Street and a point 16 metres further east	8:00 a.m. to 9:00 p.m., Mon. to Sat.; 1:00 p.m. to 9:00 p.m. Sun.	\$3.00 for 1 hour	3 hours
Wellington Street West	South	A point 126 metres east of Draper Street and a point 41 metres further east	8:00 a.m. to 9:00 p.m., Mon. to Sat.; 1:00 p.m. to 9:00 p.m. Sun.	\$3.00 for 1 hour	3 hours
Wellington Street West	South	A point 183 metres east of Draper Street and a point 26 metres further east	8:00 a.m. to 9:00 p.m., Mon. to Sat.; 1:00 p.m. to 9:00 p.m. Sun.	\$3.00 for 1 hour	3 hours
Wellington Street West	South	A point 243 metres east of Draper Street and a point 17 metres further east	8:00 a.m. to 9:00 p.m., Mon. to Sat.; 1:00 p.m. to 9:00 p.m. Sun.	\$3.00 for 1 hour	3 hours
Wellington Street West	South	A point 273 metres east of Draper Street and a point 16 metres further east	8:00 a.m. to 9:00 p.m., Mon. to Sat.; 1:00 p.m. to 9:00 p.m. Sun.	\$3.00 for 1 hour	3 hours

Chapter 950, Schedule XXXIX: Traffic Control Signals

Intersection/Location
Wellington Street West and a point 210 metres west of Spadina Avenue
Front Street West and a point 175 metres east of Portland Street

Chapter 950, Schedule XIX: One-Way Traffic Lanes

Highway	Between	Lanes	Time and/or Days	Direction
Front Street West	Spadina Avenue and a point 30.5 metres west	Northerly Eastbound	Anytime	Eastbound left-turning