

Parking Amendments - Lee Centre Drive

Date: April 18, 2024

To: Scarborough Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 24, Scarborough-Guildwood

SUMMARY

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

Transportation Services is recommending parking amendments on Lee Centre Drive to improve accessibility and sightlines for pedestrians crossing to/from Lee Centre Park. Installing pedestrian crossing protection would be potentially unsafe and problematic on this street, due to the road alignment and the presence of driveways. However, parking changes can be implemented to improve sightlines and remove parked vehicles from the uncontrolled pedestrian crossing desire lines.

These changes will result in the loss of approximately three pay-and-display parking spaces on the south side of the north leg of Lee Centre Drive. However, to add parking in the area and offset the loss of these spaces noted above, Transportation Services has confirmed it is feasible to install approximately three new pay-and-display parking spaces on the east side of the west leg of Lee Centre Drive.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

1. Scarborough Community Council amend the existing standing prohibition in effect at all times on the east side of the west leg of Lee Centre Drive between Corporate Drive and the north limit of Lee Centre Drive (west leg) to be in effect between Corporate Drive and a point 30.5 metres north
2. Scarborough Community Council prohibit standing at all times on the east side of the west leg of Lee Centre Drive between a point 47 metres north of Corporate Drive and the north limit of Lee Centre Drive (west leg).

3. Scarborough Community Council authorize the installation of parking machines on the east side of the west leg of Lee Centre Drive between a point 30.5 metres north of Corporate Drive and a point 16.5 metres further north to be in effect at all times for a maximum period of 3 hours at the rate of \$2.75 per hour.
4. Scarborough Community Council amend the existing parking machine regulation in effect at all times at the rate of \$2.75 per hour for a maximum period of 3 hours on the south side of the north leg of Lee Centre Drive between a point 15 metres east of the east side of the west leg of Lee Centre Drive and a point 50 metres east to be in effect from a point 15 metres east of the east side of the west leg of Lee Centre Drive to a point 6 metres further east.
5. Scarborough Community Council authorize the installation of parking machines on the south side of the north leg of Lee Centre Drive between a point 32 metres east of the east side of the west leg of Lee Centre Drive and a point 20 metres further east to be in effect at all times for a maximum period of 3 hours at the rate of \$2.75 per hour.
6. Scarborough Community Council authorize the installation of parking machines on the south side of the north leg of Lee Centre Drive between a point 57 metres east of the east side of the west leg of Lee Centre Drive and a point 9 metres further east to be in effect at all times for a maximum period of 3 hours at the rate of \$2.75 per hour.
7. Scarborough Community Council prohibit stopping at all times on the south side of the north leg of Lee Centre Drive between a point 21 metres east of the east side of the west leg of Lee Centre Drive and a point 10 metres further east.
8. Scarborough Community Council prohibit stopping at all times on the south side of the north leg of Lee Centre Drive between a point 52 metres east of the east side of the west leg of Lee Centre Drive and a point 5 metres further east.

FINANCIAL IMPACT

The signage costs associated with the proposed amendments are approximately \$1,500.00. Funding is available within the Transportation Services 2024 Operating Budget.

Additional costs associated with the proposed curb depressions at this location is approximately \$24,000.00. Subject to competing priorities, funding is anticipated to be available within the Transportation Services 2025 Operating Budget.

The estimated loss in annual gross revenue for the removal of three pay-and-display parking spaces is \$6,497.00. This lost revenue of \$6,497.00 will be recovered from the revenue generated by the installation of the three new on-street paid parking spaces outlined in Recommendation 3.

All costs associated with the installation of the parking machines will be assumed by Toronto Parking Authority (TPA).

DECISION HISTORY

Scarborough Community Council at its meeting on March 9, 2010 adopted Item SC33.15 and in so doing, authorized the installation of pay parking and standing prohibitions on Lee Centre Drive to provide short term on-street parking while maintaining safe and efficient two way traffic flow and access to the retail and residential properties located along Lee Centre Drive. The Community Council decision can be found at:

<https://secure.toronto.ca/council/agenda-item.do?item=2010.SC33.15>

COMMENTS

The Ward Councillor, on behalf of the area residents, requested Transportation Services to investigate concerns for pedestrians on Lee Centre Drive crossing to/from Lee Centre Park.

Existing Conditions

Lee Centre Drive is characterized by the following conditions:

- It is a two-lane roadway that runs north-south and east-west, forming a crescent on the north side of Corporate Drive
- It operates two-way traffic on a pavement width of approximately 12.6 metres
- The daily two-way traffic volume is approximately 3,600 vehicles
- The speed limit will be reduced to 30 km/h from 50 km/h in the future, as per SC32.11 - Vision Zero Road Safety Plan Speed Limit Reductions to 30 kilometres per hour on Local Roads and Public Lanes - Scarborough Area (Ward 20 and Ward 24)
- There is no TTC service provided
- There are sidewalks located on both sides of the west and north legs of the street
- There is sidewalk located on the east side of the east leg

The land use on Lee Centre Drive is generally comprised of high-rise condominium towers, with a mix of ground floor retail uses on the west leg. Lee Centre Drive and Corporate Drive abuts enclose Lee Centre Park, which includes a splash pad and a playground. Lee Centre Drive is not within a designated Community Safety Zone.

The parking regulations on the three legs of Lee Centre Drive are as follows (listed clockwise):

West Leg

East side

- No standing anytime, between Corporate Drive and the north limit of Lee Centre Drive

West side

- No standing anytime, between Corporate Drive and a point 18 metres further north

- Pay-and-display parking at anytime, between a point 18 metres north of Corporate Drive and a point 15 metres further north
- No parking anytime, between a point 33 metres north of Corporate Drive and a point 5 metres further north
- Pay-and-display parking at anytime, between a point 38 metres north of Corporate Drive and a point 12.5 metres further north
- No standing anytime, between a point 50.5 metres north of Corporate Drive and the north limit of Lee Centre Drive

North leg

North side

- No standing anytime, between the east and west limits of Lee Centre Drive

South side

- No standing anytime, between the east limit of the west leg of Lee Centre Drive and a point 15 metres east
- Pay-and-display parking at anytime, between a point 15 metres east of the west leg of Lee Centre Drive and a point 15 metres west of the east leg of Lee Centre Drive
- No standing anytime, between the west limit of the east leg of Lee Centre Drive and a point 15 metres west

East leg

East side

- No standing anytime, between Corporate Drive and a point 19 metres further north
- Pay-and-display parking at anytime, between a point 19 metres north of Corporate Drive and a point 27 metres further north
- No standing anytime, between a point 46 metres north of Corporate Drive and the north limit of Lee Centre Drive

West side

- No standing anytime, between Corporate Drive and 15 metres further north
- Pay-and-display parking at anytime, between a point 15 metres north of Corporate Drive and a point 31 metres further north
- No standing anytime, between a point 46 metres north of Corporate Drive and the north limit of Lee Centre Drive

Proposed Changes

Due to the 90 degree horizontal curves in the street's alignment, as well as the adjacent driveways, the installation of pedestrian crossing protection on Lee Centre Drive would be potentially unsafe and problematic. However, it is possible to improve the existing uncontrolled crossings that reflect the pedestrian desire lines to/from Lee Centre Park.

Specifically, areas near the park entrances were examined to assess the viability of implementing stopping prohibitions. Transportation Services reviewed the existing pedestrian sightlines on the south side of the north leg of Lee Centre Drive. Concerns

were expressed regarding parked vehicles obstructing the view of oncoming eastbound traffic for pedestrians.

When assessing sightline conditions, Transportation Services considers various factors including driver perception, driver reaction, vehicle operating speed and deceleration. It was observed that parked vehicles on the south side of the north leg of Lee Centre Drive impede eastbound motorists' visibility of pedestrians exiting Lee Centre Park. Prohibiting stopping near the park entrances will deter on-street parking in this area, thus enhancing sightlines for both pedestrians leaving the park and eastbound motorists. In conjunction with the parking changes, curb depressions with tactile walking surface indicators will be installed on the north and south sides of the north leg of Lee Centre Drive. Furthermore, warning signs will be installed on for pedestrians, advising them to "Wait for Gap" as their crossings will continue to be uncontrolled.

The proposal will result in the removal of three on-street paid parking spaces on the south side of the north leg of Lee Centre Drive. However, it is proposed to install three new on-street paid parking spaces on the east side of the west leg of Lee Centre Drive to compensate for the lost spaces and revenue.

A map of the area and proposed parking amendments is included in Attachment 1.

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

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Map - Parking Amendments - Lee Centre Drive

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