

Supplementary Report: Summary of Traffic Impacts related to the proposed Ontario Place (955 Lake Shore Boulevard West) Redevelopment

Date: January 14, 2025

To: Toronto East York Community Council

From: Deputy General Manager, Transportation Services

Wards: Ward 10, Spadina-Fort York

SUMMARY

This supplementary report provides an update to Table 1 of the previously submitted report, dated November 18, 2024 which contained a mathematical error.

Based on the corrected review of the submitted data within the Transportation Impact Assessment Update (dated September 13, 2023) by LEA Transportation Consulting Ltd., the proposed infrastructure improvements in the area, and the redevelopment of Ontario Place, peak traffic flows along Lake Shore Boulevard are projected to increase between 2% to 67% above future background conditions. The highest traffic volumes occur during the weekday AM peak, the Saturday Peak, and Saturday TFC Peak. During the weekday AM and PM commuter peaks, traffic volumes on Lake Shore Boulevard West are expected to be highest in the eastbound direction during the AM peak period and are projected to increase by 4% over the future background conditions.

RECOMMENDATIONS

The Deputy General Manager, Transportation Services, recommends that:

1. Toronto East York Community Council receive this report for information.

FINANCIAL IMPACT

Given the nature of this proposal, there is no cost to the City. All site construction and related works (e.g. transportation and servicing infrastructure) will be delivered by the Province through its agency, Infrastructure Ontario (IO), and associated construction partners.

DECISION HISTORY

At its meeting of June 26 and 27, 2024, City Council requested the General Manager, Transportation Services to provide a summary of the anticipated traffic impacts on Lake Shore Boulevard West related to Ontario Place redevelopment, including the Therme spa, Live Nation renovations and new Ontario Science Centre.

[Agenda Item History - 2024.MM19.38 \(toronto.ca\)](#)

COMMENTS

This supplementary report provides an update to Table 1 of the previously submitted report which contained a mathematical error.

Future Traffic Projections (i.e. with Ontario Place Redevelopment)

Future traffic conditions, which include all the above-noted future background conditions and the full build-out of the Ontario Place redevelopment as currently proposed, were forecast in the TIA for 2032.

The existing and forecast future traffic volumes in the eastbound and westbound directions along Lake Shore Boulevard West are summarized in the updated Table 1.

Table 1: Summary of Site Traffic Volumes for 2022 and Forecast 2032

	AM Peak		PM Peak		Saturday Peak		CNE Saturday Peak		TFC Saturday Peak	
	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
Lake Shore Boulevard West (West of Dufferin Street)										
Existing 2022	2,320	760	1,713	1,263	2,100	1,165	1,759	1,118	2,458	1,532
Future Background 2032	2,467	800	2,009	1,342	2,441	1,260	2,027	1,173	2,763	1,820
Future with Redevelopment 2032	2,555	840	2,268	1,497	2,781	1,599	2,362	1,510	3,419	2,285
% Impact of Redevelopment 2032	4%	5%	13%	12%	14%	27%	17%	29%	24%	26%

	AM Peak		PM Peak		Saturday Peak		CNE Saturday Peak		TFC Saturday Peak	
Lake Shore Boulevard West (East of Strachan Avenue)										
Existing 2022	2,081	399	1,592	937	1,726	1,068	1,448	923	1,537	1,009
Future Background 2032	2,232	414	1,735	1,206	1,874	1,318	1,684	1,347	1,557	1,255
Future with Redevelopment 2032	2,271	571	1,888	1,564	2,064	1,752	1,912	2,253	1,789	1,689
% Impact of Redevelopment 2032	2%	38%	9%	30%	10%	33%	14%	67%	15%	35%

Summary

Based on the TIA analysis it is expected that the Ontario Place redevelopment will marginally increase traffic in the AM Peak busiest eastbound direction by 4%. There is a larger percentage increase in the PM Peak, although traffic volumes remain lower than traffic flows during the AM Peak. The highest traffic volumes are projected to occur during the Saturday and Saturday TFC peak periods.

CONTACT

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SIGNATURE

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