

Stephen Buckley
General Manager
City Hall, 24th Floor, East Tower
100 Queen Street West
Toronto, Ontario M5H 2N2

Bruce Clayton, Manager
Traffic Operations
Etobicoke York District
399 The West Mall, 3rd. Fl. South
Toronto, ON. M9C 2Y2

Tel: (416) 394-8409
Fax: (416) 394-8942
E-mail: clayton@toronto.ca

To: Councillor Justin Di Ciano, Ward 5, Etobicoke Lakeshore

From: Bruce Clayton, Manager, Traffic Operations-Etobicoke York District

Date: June 24, 2016

Subject: **Congestion in the area of Lake Shore Boulevard West and Park Lawn Road**

This correspondence is in response to your email requesting data on the developments in the area of Park Lawn Road and Lake Shore Boulevard West at the future traffic impact in the area.

The area of Park Lawn Road and Lake Shore Boulevard West area has seen dramatic land use changes and significant high rise development over the past 20 years. Approximately 9,000 residential units have been approved for construction in Humber Bay Shores West; in Mystic Point (Manitoba Street and Legion Road); and along Park Lawn Road between Lake Shore and CP Rail. Currently, approximately 6,000 residential units have been built and are occupied and the remaining approved residential units are in the process of being constructed. Also, the future development of the Christie's site, municipally know as 2150 Lake Shore Boulevard West, approximately 27.11 acres in size and designated Employment Lands, has yet to be determined, however, has the opportunity for a high concentrate of employment

One of the issues we are having to contend with is trying to accommodate the significant increase in traffic in an area that has limited options and various barriers to road expansion with Lake Ontario to the south, the Gardiner Expressway to the north and little room to widen the existing road infrastructure. We have observed congestion not only during the anticipated weekday AM and PM peak periods but also on weekends. Currently, this area exhibits a congested and discontinuous multi-modal transportation situation that does not meet the needs of the surrounding community.

A Transportation Master Plan (TMP) is being developed that will take into account the needs of not only the automobile traffic but also pedestrians and cyclists. A critical part of the Master Plan are transit options in this area including consideration of a new GO station on the yet to be developed Christie site.

We have recently seen how fragile this area is and how the two-year long lane reductions as a result of construction on the Gardiner Expressway, can have a dramatic impact on the area of Park Lawn Road and Lake Shore Boulevard West as well as other immediate parallel routes to the Gardiner Expressway such as The Queensway.

For years staff have received complaints from residents of the area with the extreme traffic congestion which resulted in motorists experiencing significant delays just to leave their

condominium driveway. As motorists experience eastbound congestion on The Gardiner, they will look for alternatives by exiting from the Gardiner Expressway at Park Lawn Road. Staff recorded travel times from north of the intersection of Park Lawn Road and Lake Shore Boulevard to the intersection of Lake Shore Boulevard West and Windermere Avenue (a two kilometre trip) of 20 to 30 minutes on a typical morning. Similar delays were recorded between a point south of the Park Lawn Road and The Queensway intersection travelling east to The Queensway and Windermere Avenue.

On-going transit planning studies, such as Metrolinx's planned implementation of Regional Express Rail (RER) on the Lakeshore Line and the associated consideration of new stations and the City of Toronto's Waterfront Transit Reset, represent significant opportunities to support a more transit supportive and oriented future for the study area. These transit opportunities are critical, in my opinion, to deal with the increase in development in this area and the congestion that is experienced now and anticipated in the future.

Sincerely,



Bruce Clayton
Manager, Traffic Operations, Etobicoke York District

BC/bc

cc. Street File "Park Lawn Road"