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March 12, 2020

Toronto and East York Community Council
100 Queen Street W
Toronto, ON M5H 2N2

RE: Turn Prohibition - Hillsdale Avenue East at 2131 Yonge Street development

Dear Chair and Members,

I am writing to request your support for a turn prohibition from a new development at 2131 Yonge Street, onto Hillsdale Avenue East. The request has been brought to me via the local residents association, the South Eglinton Ratepayers' & Residents' Association (SERRA).

SERRA raised concerns over traffic infiltration onto Hillsdale Avenue East from the new development, as includes hundreds of new units and several commercial tenants. In order to protect the immediate community from major increases in traffic volumes on this local road, they have asked me to initiate a review of the prohibition proposal and move the change in Community Council. The approval would direct the new residents and shoppers onto Yonge Street rather than Hillsdale Avenue East. Upon a review of the request, Transportation Services had no concerns with the proposed prohibition.

Please also see attached original letter by SERRA requesting this by-law change.

RECOMMENDATIONS

That Toronto and East York Community Council:

1. Prohibit westbound right turns at all times at Hillsdale Avenue East at the private driveway to 2131 Yonge Street located on the north side of Hillsdale Avenue East, approximately 70 metres east of Yonge Street;
2. Prohibit southbound left turns at all times at Hillsdale Avenue East at the private driveway to 2131 Yonge Street located on the north side of Hillsdale Avenue East, approximately 70 metres east of Yonge Street.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Matlow". The signature is stylized with a large, sweeping loop at the end.

Councillor Josh Matlow
Ward 12, Toronto – St. Paul's



March 2, 2020
2nd floor, City Hall
100 Queen Street west, Toronto, ON M5H-2N2
Councillor Josh Matlow
By email to: councillor_matlow@toronto.ca

Turn prohibitions – Hillsdale Ave at the Art Shoppe development (2131 Yonge Street)

Dear Councillor Matlow,

The Art Shoppe when completed will house a large number of condominium units and several retail businesses, including West Elm, a major furniture retailer, and Farm Boy, a Sobeys' grocery store.

SERRA is concerned about traffic infiltration from the Art Shoppe development into the neighbourhood and especially onto Hillsdale Ave East (for the section to the east of the development).

Hillsdale Ave East is classified as a "local road" and has few exit points to facilitate thru traffic.

As such we would like to request an amendment to the current traffic regulations on Hillsdale Ave. East, as it relates to the Art Shoppe development at 2131 Yonge. The loading space and below-grade parking garage for the proposed building are accessed from a driveway on Hillsdale Ave East (and from a driveway on Soudan Ave, a "collector" road). The proposed traffic amendment (for Hillsdale only) will address safe and efficient operation of traffic at the driveway on Hillsdale Ave East.

Our request is to prohibit a right turn onto the 2131 Yonge St. building driveway when traveling west on Hillsdale Ave. East and prohibit a left turn onto Hillsdale Ave East, when exiting the driveway from the 2131 Yonge St. building at Hillsdale Ave. East.

I believe this would be expressed as follows:

1. Prohibit westbound right turns at all times at the intersection of Hillsdale Ave East and the private driveway at 2131 Yonge Street located on the north side of Hillsdale Ave East, approximately 40 metres east of Yonge Street.

2. Prohibit southbound left turns at all times at the intersection of Hillsdale Ave East and the private driveway at 2131 Yonge Street located on the north side of Hillsdale Ave East, approximately 40 metres east of Yonge Street. In other words, prohibit traffic from exiting the Art Shoppe driveway and heading east along Hillsdale Avenue East.

We would very much appreciate your support to request such a regulation from the City of Toronto Transportation Services division.

Yours truly,

Andy Gort,
President SERRA

Cc. Slavisa Mijatovic, Transportation & Neighbourhood Issues Advisor
SERRA Board