



**STAFF REPORT
ACTION REQUIRED**

Report on Traffic Attenuation Measures for 1705, 1717, 1719 and 1743 Avenue Road

Date:	May 7, 2007
To:	North York Community Council
From:	Acting Director, Transportation Services, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	p:\2007\ClusterB\TRA\NorthYork\nycc07051tsny (5121)

SUMMARY

This staff report is about a matter that the Community Council has delegated authority to make a final decision [provided that it is not amended so that it varies with City policy or by-laws].

To report back to North York Community Council to not implement the recommendations outlined in the Minutes of Settlement, between the Applicant and the Ratepayer groups, pertaining the development application for lands municipally known as 1705, 1717, 1719 and 1743 Avenue Road.

RECOMMENDATIONS

Transportation Services, North York District recommends that:

1. Council not implement the traffic attenuation measures as identified in the Minutes of Settlement between Riocan Real Estate Investment Trust and AveFair Holdings (Applicant) and the local Ward 16 Ratepayer Associations, dated April 12, 2007; and
2. the Applicant retain a qualified transportation consultant to investigate the operation of the site driveways in consultation with Transportation Services and the Ward Councillor, to review the need and merit for the traffic attenuation measures described in the Minutes of Settlement. The follow-up study should be

undertaken not earlier than six months and no later than one year after the full occupancy of the proposed development.

FINANCIAL IMPACT

There are no financial impacts associated with the adoption of this report.

DECISION HISTORY

An application for an Official Plan and Zoning By-law Amendment, and Site Plan Control was considered by City Council at its meeting of September 25, 26, 27, and 28, 2006 and was deemed premature. The application is presently before the Ontario Municipal Board (PL060411).

At its meeting of May 1, 2007 Community Council passed a motion requesting that:

“The Director of Transportation Services, North York District, review the traffic attenuation measures that are found in Clause 3.6 of the Minutes of Settlement between RioCan and AveFair and the local Resident Associations, and report back to the May 29, 2007 meeting.”

The Ontario Municipal Board hearing has been adjourned to June 6, 7 and 8, 2007, to hear Community Council’s position regarding the proposed traffic attenuation measures.

ISSUE BACKGROUND

The property bounded by Avenue Road to the west, St. Germain Avenue to the north, Fairlawn Avenue to the south, and existing residential dwellings to the east, is proposed to be redeveloped to contain mixed commercial-residential uses.

The proposed development scheme will be served by two access driveways. The existing access to St. Germain will be relocated and reconfigured (the northbound right turn that is currently prohibited at the existing St. Germain Avenue driveway will be maintained) and a second access will be provided to Fairlawn Avenue.

The redevelopment of the subject site was supported by Transportation Services, conditional in part on the introduction of a dedicated westbound left turn lane at the Fairlawn Avenue/Avenue Road intersection.

As per Minutes of Settlement dated April 12, 2007, the Applicant and the Ratepayer groups had proposed the following traffic attenuation measures to be incorporated into the development proposal.

- The introduction of a channelized island at the Fairlawn Avenue driveway, that would prohibit southbound left turn movements from the site to Fairlawn Avenue, identified as Attachment 3 in the settlement document (Attachment 1).
- The introduction of a physical deflection at the St. Germain driveway to reinforce the existing/future northbound right turn prohibition at the driveway, identified as Attachment 4 in the settlement document (Attachment 2).

COMMENTS

Transportation Services has reviewed the proposed access modifications.

St. Germain Avenue Driveway

Transportation Services does not support the introduction of a physical deflection/skewed driveway from the site to St. Germain Avenue for the following reasons:

- The inbound left turn movement from St. Germain Avenue to the site would need to be prohibited to reduce vehicle conflicts.
- The St. Germain driveway reconfiguration supported by staff (Attachment 3) recognizes the northbound right turn prohibition at the driveway.
- The redevelopment of the property will result in improved access to/from the site over the existing condition, which is expected to result in better compliance with the northbound right turn prohibition.

Fairlawn Avenue Driveway

Transportation Services does not support the introduction of a channelized island at the Fairlawn Avenue driveway and the prohibition of the southbound left turn movement for the following reasons:

- It is appropriate that Fairlawn Avenue provide a connection from the site to the east, given its role and function as a collector roadway.
- The channelized island will interfere with ingress and egress of loading vehicles.
- The proposed access modification will result in an undesirably wide curb cut.

We recommend that the operation of the site driveways be monitored after the full occupancy of the proposed development. Should unacceptable operations at the site driveways be documented, the need and merit of the proposed traffic attenuation measures can be evaluated. After the monitoring is complete, attenuation measures if necessary can be implemented at the Applicant's expense.

We recommend the Applicant be required to retain a qualified transportation consultant to undertake a follow-up traffic operations assessment of the site driveways, and the Fairlawn Avenue/Avenue Road and St. Germain Avenue/Avenue Road intersection. The study shall be undertaken in consultation with Transportation Services, between 6 months to one year after the full occupancy of the site.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Map – Fairlawn Ave (nycc07051sny_att1)
 Map – Avenue Rd (nycc07051sny_att2)
 Map – St. Germain Ave (nycc07051sny_att3)