

Feasibility of Installing Traffic Control Signals at the Intersection of Lawrence Avenue East and Elinor Avenue – Supplementary

Date:	May 15, 2007
To:	Public Works & Infrastructure Committee
From:	Director, Transportation Services, Scarborough District
Wards:	Ward 37 – Scarborough Centre
Reference Number:	P:\2007\Cluster B\TRA\Scarborough\pwi07037 D06-1030 & D06-2572 Lawrence Elinor

SUMMARY

This report provides further information on the impacts of installing Traffic Control Signals at the intersection of Lawrence Avenue East and Elinor Avenue relating to nearby business accesses and a nearby intersection.

The medians required for the signals would restrict left-turns to and from accesses to the west, which could result in injurious affection claims for lost business and property value from two nearby businesses. It is also expected that the Traffic Control Signals would cause eastbound queuing during all periods that could block the intersection of Lawrence Avenue East and Wexford Boulevard, thereby hindering left-turn movements.

FINANCIAL IMPACT

The estimated cost of installing the proposed Traffic Control Signals is approximately \$170,000.00. If approved by City Council, the installation of Traffic Control Signals would be placed into priority sequence behind other approved Traffic Control Signal locations that are technically warranted.

It is not known whether there will be claims or future costs for any injurious affection actions taken by nearby business owners for loss of business or property value, due to the access restrictions caused by the necessary medians for the Traffic Control Signals. There is currently no budget for such claims or any on-site mitigating measures.

DECISION HISTORY

At its meeting of May 1, 2007, Scarborough Community Council referred a report dated December 22, 2006 from the Director, Transportation Services, Scarborough District to the Public Works & Infrastructure Committee by recommending the approval of technically unwarranted Traffic Control Signals. The referral of this recommendation was necessary under the Road Classification System approved by City Council in June of 2000.

As part of this referral, Transportation Services has been requested to further report to the Public Works & Infrastructure Committee on the recommended technical aspects of installing traffic control signals at this intersection specifically addressing the following:

- a. installation of islands and their impacts on adjacent businesses; and
- b. operational impacts on the adjacent intersection at Wexford Boulevard.

ISSUE BACKGROUND

Further to a request from the local City Councillor, Transportation Services staff had conducted a traffic study on the feasibility of installing Traffic Control Signals at the intersection of Lawrence Avenue East and Elinor Avenue. It was advised by staff that the installation of such signals was not technically warranted with the current pedestrian/vehicle volumes and collision history. With the recommendation of Scarborough Community Council to proceed with the installation, further information was requested of staff regarding adjacent operational impacts.

COMMENTS

The installation of a Traffic Control Signal at Lawrence Avenue East and Elinor Avenue would have impacts on accesses to nearby businesses and to the operation of the intersection to the west at Wexford Boulevard. It could also affect the options being considered through the Avenue Study that is currently being conducted by City Planning.

1. Impacts of Medians on Adjacent Businesses

The signals would require median islands to be installed along Lawrence Avenue East to provide for traffic control signal poles, due to the seven-lane cross-section. These islands would need to be approximately 30 metres long. While not impacting any accesses to the east of the intersection, accesses to two sites to the west of the intersection would be restricted, as follows:

1900 Lawrence Avenue East (Quality Auto Wholesalers)

The Lawrence Avenue East access to this automobile retailer would be restricted to right-in/right-out movements only. However, this site does have full access to Elinor Avenue, so that any eastbound left-turns into or out of this site could be accommodated at the new signals via Elinor Avenue.

1909 Lawrence Avenue East (Arz Bakery Limited)

The Lawrence Avenue East inbound-only access to this site would be restricted to right-in movements only. This bakery and café has a clockwise one-way internal circulation with an outbound-only access to Wexford Boulevard; therefore, the westerly median would completely restrict any westbound traffic along Lawrence Avenue East from being able to directly access this site. Unless the internal circulation routing for this site was changed this could trigger an injurious affection claim under the Expropriations Act against the City by the owners of the bakery for loss of land and business value.

2. Impact on Wexford Boulevard

It is anticipated that the installation of Traffic Control Signals at Lawrence Avenue East and Elinor Avenue would also cause eastbound queuing along Lawrence Avenue East, whenever the signals cycle to the side-street. This would be most significant during afternoon weekday peak periods and from time to time during morning and off-peak periods. Such queuing could block the Wexford Boulevard intersection and interfere with the ability to make southerly westbound and westerly northbound left-turns at this intersection.

3. Avenue Study

It should also be noted that City Planning is currently conducting an Avenue Study of Lawrence Avenue East through the Wexford community, including among other things pedestrian crossing protection consistent with the Official Plan and the Pedestrian Charter. Although several locations are being reviewed for perhaps multiple pedestrian crossing points, this ongoing process has not yet concluded where and how many optimal locations for pedestrian crossing protection along Lawrence Avenue East should exist.

CONTACT

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SIGNATURE

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ATTACHMENTS

1. Location Plan (Lawrence Avenue East – Wexford Boulevard to Elinor Avenue)