



**STAFF REPORT
ACTION REQUIRED**

Turn Restriction: Duplex Avenue at Finch Avenue West

Date:	January 15, 2008
To:	North York Community Council
From:	Director, Transportation Services Division, North York District
Wards:	Ward 23 - Willowdale
Reference Number:	p:\2008\ClusterB\TRA\NorthYork\ny08014 (6812)

SUMMARY

To obtain approval to prohibit southbound left turns at the intersection of Duplex Avenue and Finch Avenue West.

The implementation of the proposed left turn prohibition would be in keeping with an approved Site Plan Agreement and would minimize southbound left turn delays as well as reduce right angle conflicts within the intersection.

RECOMMENDATIONS

Transportation Services Division, North York District recommends that:

1. southbound left turns be prohibited at all times at the intersection of Duplex Avenue and Finch Avenue West; and
2. the appropriate City officials be authorized to take whatever action is necessary to give affect to the foregoing, including the introduction in Council of any bills that are required.

FINANCIAL IMPACT

All costs associated with the installation of the turn prohibition, estimated at \$1,000.00 will be borne by the owner of the property, Meridian Residences Inc.

ISSUE BACKGROUND

Meridian Residences Inc. is constructing two condominium towers, on the north side of Finch Avenue West, between Duplex Avenue and Greenview Avenue, containing 407 and 336 residential units, respectively. The proposed development also consists of 10 residential townhouse units for Phase I and 13 townhouse units for Phase II. At-grade retail units along Finch Avenue West are also proposed with commercial units above.

COMMENTS

Site Plan Approval has been granted through Council for Phase 1 of the proposed development, and the subsequent Site Plan Agreement was registered on February 15, 2006. The Site Plan Agreement indicates that southbound left turns be prohibited at all times at the intersection of Duplex Avenue and Finch Avenue West.

The Traffic Impact Study submitted by the applicant and reviewed by City staff concluded that the combination of the Phase 1 and 2 developments would result in prolonged left turn delays at the intersection of Finch Avenue West and Duplex Avenue during the commuter peak periods.

The implementation of the proposed left turn prohibition will minimize southbound left turn delays and reduce right angle conflicts within the intersection.

It is envisioned that the residents of the condominiums wishing to travel eastbound on Finch Avenue West, will do so via the signalized intersection of Beecroft Road/Greenview Avenue and Finch Avenue West.

Councillor Filion has been advised of the recommendations contained within this report.

CONTACT

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SIGNATURE

Myles Currie, B.A.
Director

ATTACHMENTS

Attachment 1: Map – Duplex Avenue at Finch Avenue West; Turn Restriction
(ny08014_map)