

**Turn Restriction / Parking and Stopping Prohibitions /
Lane Designations: Caledonia Road / Castlefield
Avenue**

Date:	August 14, 2008
To:	North York Community Council
From:	Director, Transportation Services Division, North York District
Wards:	Ward 15 – Eglinton Lawrence
Reference Number:	p:\2008\ClusterB\TRA\NorthYork\ny08085

SUMMARY

To obtain approval to restrict access and egress movements from 1330 Caledonia Road, Lowes Home Improvement Superstore onto Castlefield Avenue and Caledonia Road, assign lane designation on Castlefield Avenue and Caledonia Road and at Castlefield Avenue and Ronald Avenue intersections, and to amend the existing parking and stopping regulations on Castlefield Avenue.

The access and egress restrictions, lane designations on Castlefield Avenue and Caledonia Road will improve the flow of traffic and provide clearly defined permitted traffic movements. The amendments to the parking regulations on Castlefield Avenue are necessary to facilitate on-street parking adjacent to the current and future expansion of the development on the north side of Castlefield Avenue, east of Caledonia Road.

RECOMMENDATIONS

Transportation Services Division, North York District recommends that:

1. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by prohibiting westbound left turn movements at all times from the southerly access of 1330 Castlefield Avenue located on Caledonia Road 66 meters north of Castlefield Avenue;

2. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by designating the northerly westbound lane on Castlefield Avenue for right-turns only, from a point 27 metres west of Ronald Avenue to a point 93 metres further west;
3. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by designating the northerly westbound lane on Castlefield Avenue for right-turns only, from Caledonia Road to a point 68 metres east;
4. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by designating the southerly eastbound lane on Castlefield Avenue for right-turns only, from Caledonia Road to a point 82 metres west;
5. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by designating the easterly northbound lane on Caledonia Road, for right-turns only, buses excepted, from Castlefield Avenue to a point 75 metres south;
6. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by designating the westerly southbound lane on Caledonia Road, for right-turns only, buses excepted, from Castlefield Avenue to a point 89 metres north;
7. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by designating the centre lane on Caledonia Road as a two-way centre left turn lane, from a point 35 metres north of Castlefield Avenue to a point 160 metres further north;
8. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by deleting the “No Parking Anytime” prohibition on the north side of Castlefield Avenue, from a point 122 meters east of Caledonia Road to Dufferin Street;
9. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by installing a “No Parking Anytime” prohibition on the north side of Castlefield Avenue, from a point 203 meters east of Caledonia Road to Dufferin Street;
10. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by deleting the “No Stopping, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday” prohibition on the north side of Castlefield Avenue, from a point 122 meters east of Caledonia Road to Ronald Avenue;
11. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by installing a “No Stopping , 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday” prohibition on the north side of Castlefield Avenue, from a point 203 meters east of Caledonia Road to Ronald Avenue;

12. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by deleting the “No Stopping Anytime” prohibition on the north and south side of Castlefield Avenue, from a point 256 metres west of Caledonia Road to a point 122 meters east of Caledonia Road;
13. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by installing a “No Stopping Anytime” prohibition on the south side of Castlefield Avenue between a point 256 metres west of Caledonia Road and a point 122 meters east of Caledonia Road; and
14. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by installing “No Stopping Anytime” prohibition on the north side of Castlefield Avenue between a point 256 metres west of Caledonia Road and a point 136 meters east of Caledonia Road.

FINANCIAL IMPACT

All costs associated with the turn restriction, lane designation and amendment of the parking regulations are included within the Transportation Services Division’s 2008 Operating Budget.

ISSUE BACKGROUND

Transportation Services Division, North York District, has undertaken a review of the recent roadway modifications at Caledonia Road and Castlefield Avenue as a result of the re-development of the lands on the northeast corner of the intersection.

It should be noted that Lowe’s Home Improvement has recently constructed a superstore located on the northeast corner of the intersection, and as part of the approval various roadway improvements were to be completed on Castlefield Avenue and Caledonia Road.

COMMENTS

Caledonia Road is classified as a minor arterial roadway, and Castlefield Avenue is classified as a collector roadway. Both roadways have a regulatory speed limit of 50 km/h. The intersection of Caledonia Road and Castlefield Avenue is controlled by a traffic control signal. The Toronto Transit Commission operates their 47B and C bus service along Caledonia Road.

The development site on the northeast corner of the intersection consists of a home improvement superstore (Lowe's) with a total gross floor area of 13,210m² and six smaller 'pad' buildings along the west and south site frontage, totalling 3,017m². The use of the smaller buildings has not yet been confirmed, but they are intended to consist of complementary commercial uses.

The traffic operational changes over and above the roadway widening adjacent to the Lowe's development include the following:

- installation of a centre left-turn lane on Caledonia Road;
- designation of all right-turn lanes at the intersection of Caledonia Road and Castlefield Avenue and westbound right-turn lanes at Castlefield Avenue and Ronald Avenue;
- creation of an on-street parking bay on Castlefield Avenue, east of Caledonia Road;
- the southerly access on Caledonia Road has been constructed for right-in/right-out and left-in only movements;
- unrestricted access and egress to the site at the northerly access on Caledonia Road and the access on Castlefield Avenue and on Ronald Avenue.

The designation of the centre lane on Caledonia Road as a two-way centre left turn lane is required given that a two-way centre left turn lane already exists to the north of the site. Furthermore, it will ensure that left-turns into the new development site and existing driveways on the west side are done so in safety and do not restrict the flow of through traffic. As for the right-turn lane designations at the intersection of Castlefield Avenue and Caledonia Road and at Castlefield Avenue and Ronald Avenue, the need for these lanes was identified during the development review process given the substandard existing lane widths and turning radii.

The westbound left turn restriction from the southerly access onto Caledonia Road is required in order to eliminate any left-turning conflicts between the existing driveways on the west side of the roadway with the newly completed commercial developed on the east side of the roadway.

The amendment to the parking regulations on Castlefield Avenue are necessary to allow for on-street parking adjacent to the ancillary buildings along the Castlefield Avenue frontage.

Community Council does not have delegated authority regarding this matter due to the presence of the TTC bus service on Caledonia Road.

Councillor Howard Moscoe has been advised of the recommendations contained in this report.

CONTACT

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SIGNATURE

Myles Currie, B.A.
Director

ATTACHMENTS

Attachment 1: Map – Caledonia Road / Castlefield Avenue, Turn Restriction,
Parking and Stopping Prohibitions, Lane Designations (*ny08085_map*)