



STAFF REPORT ACTION REQUIRED

Traffic Control Restrictions: Village at York

Date:	September 17, 2008
To:	North York Community Council
From:	Director, Transportation Services Division, North York District
Wards:	Ward 8 – York West
Reference Number:	ny08099

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 obtain approval to introduce the required traffic by-laws to regulate the flow of traffic on the newly constructed roads within the Tribute Homes Development, more commonly known as Village at York.

The installation of the permanent stop controls, street name signing and parking control signs on the public roads will address the right-of-way conflicts and street identification as well as ensure that two-way traffic flow is unrestricted for the residents and emergency services.

RECOMMENDATIONS

Transportation Services Division, North York District recommends that:

1. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Jack Evelyn Wiggins Drive as a designated through street, from the north limit of Assiniboine Road to the north limit of Murray Ross Parkway.

2. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by deleting Leitch Avenue as a designated through street, from the south limit of Cook Road to the north limit of Murray Ross Parkway.
3. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Leitch Avenue as a designated through street, from the south limit of Assiniboine Road to the north limit of Murray Ross Parkway.
4. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Hackett Avenue as a designated through street, from the south limit of Assiniboine Road to the north limit of Cook Road.
5. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Haynes Road as a designated through street, from the south limit of Assiniboine Road to the north limit of Murray Ross Parkway.
6. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Boake Street as a designated through street, from the south limit of Assiniboine Road to the north limit of Cook Road.
7. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Assiniboine Road as a designated through street, from the east limit of Sentinel Road to the east limit of Jack Evelyn Wiggins Drive.
8. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Applebaum Terrace as a designated through street, from the east limit of Leitch Avenue to the west limit of Jack Evelyn Wiggins Drive.
9. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Saywell Avenue as a designated through street, from the east limit of Leitch Avenue to the west limit of Jack Evelyn Wiggins Drive.
10. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Boot Terrace as a designated through street, from the north limit of Cook Road to the south limit of Assiniboine Road.
11. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Troyer Avenue as a designated through street, from the north limit of Cook Road to the south limit of Assiniboine Road.
12. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Sheffer Terrace as a designated through street, from the north limit of Cook Road to the south limit of Assiniboine Road.
13. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Assiniboine Road as a designated through street, from the west limit of Boot Terrace to the west limit of Sentinel Road.

14. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'HH' as a designated through street, from the east limit of Boake Street to the west limit of Haynes Avenue.
15. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'JJ' as a designated through street, from the east limit of Haynes Avenue to the west limit of Hackett Avenue.
16. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'LL' as a designated through street, from the east limit of Hackett Avenue to the west limit of Leitch Avenue.
17. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Elia Lane as a designated through street, from the east limit of Leitch Avenue to the west limit of Jack Evelyn Wiggins Drive.
18. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'NN' as a designated through street, from the north limit of Elia Lane to the south limit of Assiniboine Road.
19. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'QQ' as a designated through street, from the south limit of Applebaum Terrace to the north limit of Saywell Avenue.
20. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'SS' as a designated through street, from the south limit of Saywell Avenue to the south limit of Lane 'SS'.
21. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'TT' as a designated through street, from the east limit of Boot Terrace to the west limit of Troyer Avenue.
22. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'BB' as a designated through street, from the east limit of Troyer Avenue to the west limit of Sheffer Terrace.
23. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'UU' as a designated through street, from the east limit of Troyer Avenue to the west limit of Sheffer Terrace.
24. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'EE' as a designated through street, from the south limit of Assiniboine Road to the north limit of Cook Road.
25. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Assiniboine Road, from Sentinel Road to Jack Evelyn Wiggins Drive.

26. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Jack Evelyn Wiggins Drive, from Assiniboine Road to Murray Ross Parkway.
27. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Boake Street, from Assiniboine Road to Cook Road.
28. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Haynes Avenue, from Assiniboine Road to Cook Road.
29. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Hackett Avenue, from Assiniboine Road to Cook Road.
30. Schedule XX of By-law No. 31001, of the former City of North York, be amended by deleting the No Heavy Trucks at Anytime prohibition on Leitch Avenue, from Murray Ross Parkway to Cook Road.
31. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Leitch Avenue, from Murray Ross Parkway to Assiniboine Road.
32. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Applebaum Terrace, from Leitch Avenue to Jack Evelyn Wiggins Drive.
33. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Saywell Avenue, from Leitch Avenue to Jack Evelyn Wiggins Drive.
34. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Boot Terrace, from Cook Road to Assiniboine Road.
35. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Troyer Avenue, from Cook Road to Assiniboine Road.
36. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Sheffer Terrace, from Cook Road to Assiniboine Road.
37. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Assiniboine Road, from Boot Terrace to Sentinel Road.

38. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the east side of Boake Street, from the south limit of Assiniboine Road to the north limit of Cook Road.
39. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the east side of Haynes Avenue, from the south limit of Assiniboine Road to the north limit of Cook Road.
40. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the east side of Hackett Avenue, from the south limit of Assiniboine Road to the north limit of Cook Road.
41. Schedule VIII of By-law No. 31001, of the former City of North York be amended by deleting the No Parking Anytime prohibition on the west side of Leitch Avenue, from the north limit of Murray Ross Parkway to the south limit of Cook Road.
42. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the west side of Leitch Avenue, from the south limit of Assiniboine Road to the north limit of Murray Ross Parkway.
43. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the west side of Boake Street, from the south limit of Assiniboine Road to the north limit of Cook Road.
44. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the west side of Jack Evelyn Wiggins Drive, from the south limit of Assiniboine Road to the north limit of Murray Ross Parkway.
45. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the south side of Applebaum Terrace, from the west limit of Leitch Avenue to the east limit of Jack Evelyn Wiggins Drive.
46. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the south side of Saywell Avenue, from the west limit of Leitch Avenue to the east limit of Jack Evelyn Wiggins Drive.
47. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the east side of Boot Terrace, from the north limit of Cook Road to the south limit of Assiniboine Road.
48. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the east side of Troyer Avenue, from the north limit of Cook Road to the south limit of Assiniboine Road.

49. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the west side of Sheffer Terrace, from the north limit of Cook Road to the south limit of Assiniboine Road.
50. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the south side of Assiniboine Road, from the east limit of Boot Terrace to the west limit of Sentinel Road.

FINANCIAL IMPACT

All costs associated with the manufacturing and installation of the required traffic and parking control signs are the responsibility of the applicant, Tribute (York) Communities, estimated at \$23,000.00, and are on deposit with the City.

ISSUE BACKGROUND

In 2002 the City of Toronto approved Subdivision application TB SUB 2002 0002, Tribute (York) Communities Phase 1 and 2. As part of Phase 2 of the subdivision, 331 low and medium density residential dwelling units are to be constructed. This residential development is located south of Assiniboine Road (York University) and on both sides of Sentinel Road.

The public roads developed as part of the subdivision agreement consist of Assiniboine Road, Jack Evelyn Wiggins Drive, Boake Street, Haynes Avenue, Hackett Avenue, Leitch Avenue, Applebaum Terrace, Saywell Avenue, Boot Terrace, Troyer Avenue and Sheffer Terrace. In addition to the public roads, 21 public laneways were also identified.

COMMENTS

In association with occupancy of Tribute (York) Communities “Village at York” development, it is necessary to regulate the flow of traffic along the public roads and through each intersection, as well as ensure that the street names are signed in accordance with the City of Toronto standards.

At present the roadways are signed with temporary construction grade signage for the stop controls and street name signs. Additionally, the Toronto Police Service – Parking Enforcement Unit (TPS-PEU) and Tribute Homes have installed temporary “Emergency No Parking Anytime by order of the Police Chief” signage to address the on-street parking activity.

The residential roadways are constructed with a width of 8.5 metres and sidewalks on both sides of the roadways. The laneways are constructed with a width of 6.0 metres.

This subdivision was approved with rear yard garages, with all accesses from the public lanes. No front yard parking or driveways are provided within this development.

It should also be noted that parking is currently permitted for a period of up to three hours on all public roads within the development as per the general parking provisions of the former City of North York Traffic By-law No. 31001. As for the public laneways, given that their pavement width is 6.0 metres, parking is prohibited at anytime as per the aforementioned by-law.

Given that occupancy of the residential properties has commenced, the residents as well as the trades-people and students of York University are parking on both sides of the public roads and laneways. As such this parking activity has resulted in two-way traffic flow on the roads being restricted including that of the Emergency Services, which has led to the installation of the temporary “Emergency No Parking” signage by the TPS-PEU and Tribute Homes. In addition the parked vehicles within the laneways, restricts access and egress to the garages. Therefore, to regulate these issues, it is appropriate to prohibit parking on one side of each of the public roads and on both sides of the laneways.

Furthermore, in order to ensure that the appropriate traffic control signs (stop signs) are installed each roadway/intersection will need to be either designated as a through street or a stop street. As such this division has reviewed the plan of subdivision and has determined, based on the layout of the roadways which roadways should be designated as through streets and which should be required to stop. The implementation of the above traffic regulations will ensure that the appropriate right-of-way control exists at the intersections within subdivision.

Councillor Anthony Perruzza has provided his concurrence with the recommendations contained within this report.

CONTACT

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SIGNATURE

Myles Currie, B.A.
Director

ATTACHMENTS

Attachment 1: Map – Downsview Village; Traffic Regulations (*ny08099_map*)