

Installation of Traffic Control Signals: Laird Drive at Commercial Road

Date:	October 14, 2009
To:	North York Community Council
From:	Director, Transportation Services Division, North York District
Wards:	Wards 26 – Don valley West
Reference Number:	<i>ny09077</i>

SUMMARY

To obtain approval for the installation of traffic control signals at the intersection of Laird Drive and Commercial Road.

The installation of traffic control signals at this location will satisfy conditions of approval of the development at 147 Laird Drive and 22 Commercial Road while providing a safe environment for both vehicular and pedestrian traffic.

Since the Toronto Transit Commission (TTC) operates a transit service on Laird Drive, City Council approval of this report is required. TTC staff has been consulted on the proposed signal installation and have not objected to the proposal.

RECOMMENDATIONS

Transportation Services Division recommends that City Council:

1. Approve the installation of traffic control signals at the intersection of Laird Drive and Commercial Road.

FINANCIAL IMPACT

All costs associated with the installation of traffic control signals at the intersection of Laird Drive and Commercial Road, estimated at \$150,000.00, are to be borne by the developer, Goodmans LLP on behalf of Smart Centres.

ISSUE BACKGROUND

Laird Drive is a four lane major arterial roadway with a speed limit of 50 km/h. The intersection of Laird Drive and Commercial Road is located approximately 207 metres south of the signalized intersection of Laird Drive at McRae Drive and Wicksteed Road and approximately 280 metres north of an existing pedestrian crossover at Laird Drive and Lea Avenue. Commercial Road runs east of Laird Drive and is a local east/west roadway which forms a T-intersection with Laird Drive. The Smart Centre development (the Noble Cherry site) is located east of Laird Drive between Commercial Road and Wicksteed Avenue. The area is currently occupied by retail and commercial uses.

To date under Site Plan Application 04 177698 NNY 26 SA, the site has been constructed and occupied by up to approximately 20,000 m² of retail commercial area, which includes a Home Depot store located on the east portion of the site and the remaining stores are located on the west portion including major retail stores such as Best Buy, LCBO, HMV and The Sony Store.

Based on the results of a Traffic Impact Study, the signalization of the intersection of Laird Drive and Commercial Road has been identified as necessary in order to accommodate the additional traffic resulting from the proposed increase in development and to better distribute site traffic to and from the area road network thereby ensuring safe and efficient traffic circulation and protected pedestrian crossings at this intersection.

The technical requirements for the installation of traffic control signals at Laird Drive and Commercial Road are satisfied as follows:

Warrant		Compliance
Warrant 1	Minimum Vehicular Volume	70%
Warrant 2	Delay to Cross Traffic	100%

To consider the installation of traffic of control signals, one of either the Minimum Vehicular Volume or Delay to Cross Traffic warrants must be 100 percent satisfied, or both must be at least 80 percent satisfied.

Accordingly, the Conditions of Site Plan Approval include the installation of traffic control signals at the intersection of the Laird Drive at Commercial Road with all costs associated with the installation, estimated at \$150,000.00, to be borne by the developer, Goodmans LLP on behalf of Smart Centres.

COMMENTS

The installation of traffic control signals at the intersection of Laird Drive at Commercial Road will satisfy the condition for approval of the proposed development while providing a safe environment for both vehicle and pedestrian traffic.

Councillor John Parker is aware of the proposal to install traffic control signals at the subject location.

CONTACT

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SIGNATURE

Myles Currie, B.A.
Director

ATTACHMENTS

Attachment 1: Map – Laird Drive at Commercial Drive; Traffic Control Signals
 (*ny09077_map*)