TORONTO

**STAFF REPORT**
**ACTION REQUIRED**

# Traffic Control Signals: Lawrence Avenue West at Corona Street

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| **Date:** | January 23, 2013 |
| **To:** | North York Community Council |
| **From:** | Director, Transportation Services, North York District |
| **Wards:** | **Ward 15 – Eglinton-Lawrence** |
| **Reference Number:** | *ny13034 P:\2013\Cluster B\TRA\NorthYorkDistrict* |

## SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Lawrence Avenue West, City Council approval of this report is required. TTC staff is aware of the proposed signal installation.

To obtain approval for the installation of traffic control signals at the intersection of Lawrence Avenue West and Corona Street.

The installation of traffic control signals at this location will satisfy conditions of the Zoning By-law Amendment Application for the redevelopment of the site on the northeast corner of the intersection of Dufferin Street and Lawrence Avenue West, which includes the construction of a new public roadway from Lawrence Avenue West to Dane Avenue. The proposed traffic control signal will provide a safe environment for both the existing vehicular and pedestrian traffic and future traffic which will be generated by the development.

## RECOMMENDATIONS

Transportation Services, North York District recommends that City Council:

1. Approve the installation of traffic control signals at the intersection of Lawrence Avenue West and Corona Street;

2. Approve the installation of a northbound 7:00 a.m. to 9:00 a.m., and 4:00 p.m. to 6:00 p.m., Monday to Friday, buses excepted, through traffic restriction at Corona Street and Lawrence Avenue West; and

3. Approve the installation of a southbound 7:00 a.m. to 9:00 a.m., and 4:00 p.m. to 6:00 p.m., Monday to Friday, buses excepted, left turn restriction at Corona Street and Lawrence Avenue West.

### Financial Impact

All costs associated with the installation of the traffic control signals at the intersection of Lawrence Avenue West and Corona Street, estimated at $200,000.00, are to be borne by the developer, Dufflaw Realty Limited.

## ISSUE BACKGROUND

The Applicant, Dufflaw Realty Limited has submitted an application for a Zoning By-law Amendment to permit the redevelopment of the northeast corner of Dufferin Street and Lawrence Avenue West. The new development site will be a mixed used development, consisting of four towers with ground floor retail and residential units above (1488 units), a new public road and a new public park. The development site has been designed to be constructed in four phases.

It should be noted that subsequent to the initial approval for the development the Applicant has now requested a revision, which has resulted in the existing industrial building at the east end of the site to be utilized as a Shoppers Drug Mart, which was initially going to be incorporated within the ground floor retail component of the tower to the west of the proposed roadway.

As such, they have requested that the City approve the construction and activation of the traffic control signal at the intersection of Lawrence Avenue West and Corona Street in advance of the new public road being constructed.

## COMMENTS

Lawrence Avenue West is a five lane arterial roadway with a regulatory speed limit of 50 km/h. The intersection of Lawrence Avenue West and Corona Street currently form a T-type intersection, with Corona Avenue being located to the south of Lawrence Avenue West. This intersection is located approximately 170 metres east of the signalized intersection of Lawrence Avenue West and Dufferin Street and 230 metres west of the signalized intersection of Lawrence Avenue West and Bolingbroke Road. Currently, westbound left turns and eastbound right turns are prohibited at this intersection during the peak periods to discourage traffic infiltration into the community.
Phase one which is currently under construction, is located between the new proposed public road and Dufferin Street adjacent to Lawrence Avenue West and west of the new

public road. In conjunction with phase two, the new public road, all required road improvements on the existing road network and the installation of the traffic control signal at Lawrence Avenue West and Corona Street were to occur.

The results of a Traffic Impact Study submitted by BA Group, Transportation Consultants, indicates that the signalization of the intersection of Lawrence Avenue West and Corona Street is warranted based on the methodology set out in Book 12 of the Ontario Traffic Manual (OTM). The proposed traffic control signal will distribute site traffic to and from the area road network thereby improving safety and efficiency of traffic circulation and protected pedestrian crossings at this intersection.

It should be noted that it was the City's and Applicants initial intention to not install the traffic control signals at the intersection of Lawrence Avenue West and Corona Street, until such time that the new public roadway was constructed and all the road improvements on Lawrence Avenue West were complete. However, given that the proposed Shoppers Drug Mart is currently under construction and anticipated to be open by mid March, consideration was given to constructing the new public road and traffic control signal sooner rather than later. As such the City has explored this option with the Applicants representatives and they have indicated that the construction of the roadway and the traffic control signal at this time is not feasible given the overall scope of the project and impact on the phasing of the project.

Notwithstanding, this Division has expressed that although the roadway may not be able to be constructed, we still are concerned with the proposed access and egress and pedestrian safety at this intersection and along Lawrence Avenue West. Specifically, given that the new driveway access to the Shoppers Drug Mart will be constructed opposite Corona Street and result in the following concerns:

- The existing westbound transit stop and lay-by will need to be modified;
- The existing lane configuration does not support the increased inbound eastbound left turning movements that will undoubtedly occur; and
- The foreseeable increase in pedestrian crossings of Lawrence Avenue West.

Staff in discussions with the Applicant's representatives, they indicated that they concur with our assessment that it would be prudent to install the traffic control signal prior to the opening of the Shoppers Drug Mart.

The installation of the traffic control signal at the intersection of Lawrence Avenue West and Corona Street will satisfy the condition for approval of the proposed development while providing a safer environment for both vehicle and pedestrian traffic. Additionally, the northbound and southbound through restriction will address the resident's concerns with potential for an increase in traffic on the local roadways south of Lawrence Avenue West and or cut through traffic from the new Shoppers Drug Mart and development site.

The Ward Councillor has been advised of the installation of the traffic control signal and through restrictions at Lawrence Avenue West and Corona Street.

## CONTACT

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## SIGNATURE

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Pascoal D'Souza
Acting Director

## ATTACHMENTS

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| Attachment 1: | Map – Lawrence Avenue and Corona Street; Traffic Control Signals |
| Attachment 2: | Map – Lawrence Avenue and Corona Street; Development Site Plan |