

Request for Authorization to Amend the Subdivision Agreement for 1400 Weston Road

Date:	February 17, 2016
To:	Etobicoke York Community Council
From:	Director, Transportation Services, Etobicoke York District
Wards:	Ward 11 – York South-Weston
Reference Number:	p:\2016\Cluster B\TRA\Etobicoke York\eycc16028-tp

SUMMARY

This report seeks authorization to amend the existing Subdivision Agreement for the development at 1400 Weston Road. The development is commonly known as the Riverboat Landing Subdivision (formerly Charlton Settlement Subdivision) and is located on the west side of Weston Road, northwest of Jane Street in the former City of York. The amendment to the Subdivision Agreement is required in order to delete the requirement of the owner to install a continuous two-way centre left-turn lane with appropriate end treatments within the Weston Road right-of-way, between Jane Street and Sidney Belsey Crescent.

This report recommends that the Director of Transportation Services, Etobicoke York District, in consultation with the City Solicitor, be authorized to amend the Subdivision Agreement as described above and to make such additional amendments to that agreement as may be required.

RECOMMENDATIONS

Transportation Services recommends that City Council:

1. Authorize the amendment of the Subdivision Agreement in respect of 1400 Weston Road to delete the requirement of the owner to install a continuous two-way centre left-turn lane, with appropriate end treatments within the Weston Road right-of-way, between Jane Street and Sidney Belsey Crescent, and to make any other additions or deletions, as may be further required, such Amending Subdivision Agreement to be to the satisfaction of the Director of Transportation Services, Etobicoke York District, in consultation with the City Solicitor; and
2. Authorize such appropriate City Officials to execute the Amending Subdivision Agreement.

Financial Impact

There are no financial implications arising from the recommendations in this report.

ISSUE BACKGROUND

The residential subdivision known as Riverboat Landing (formerly Charlton Settlement Subdivision) is located on the west side of Weston Road, approximately 300 metres northwest of the Jane Street/Weston Road intersection. The subdivision consists of a series of residential development blocks, public roads, a public park and a commercial or school site development block. We have been advised by staff of the Engineering Review Unit of the Engineering and Construction Services Division that the subdivision has not been assumed by the City at this time.

The Subdivision Agreement for 1400 Weston Road, as amended, contains the typical provisions related to financial securities, construction and conveyance of public roads, construction of municipal services and parkland dedication. The agreement also contains provisions regarding completion of off-site works, such as the widening of Weston Road, between Jane Street and Sidney Belsey Crescent, as required to accommodate the installation of a continuous two-way centre left-turn lane with appropriate end treatments.

The requirements discussed above related to the Weston Road widening and installation of the two-way centre left-turn lane were based on the review of various transportation studies that were prepared by retained transportation consultants, on behalf of the owner, in the 1980's and 1990's (BA Group and iTrans). We have been advised by the Engineering Review unit of the Engineering and Construction Services Division that the lands associated with the Weston Road widening were conveyed to the City and dedicated as public highway when the Draft Plan of Subdivision for the development proposal was registered (Plan 66M-2265). It is noted, however, that the continuous two-way centre left-turn lane along Weston Road that is associated with the Weston Road widening has yet to be installed.

COMMENTS

Various meetings between the owner of the subdivision lands and City staff were held, initially in 2013, and more recently in 2015. During these meetings, the owner requested that the Subdivision Agreement be amended to eliminate the requirement for the two-way centre left-turn lane along Weston Road, and all associated financial securities, given the findings and conclusions of the May 2013 Transportation Study that was prepared by the owner's retained transportation consultant at the time (Tranplan Associates). The study justified the elimination of the two-way centre left-turn lane based on a historical analysis of selected peak hour traffic volumes along Weston Road, between Jane Street and Denison Road. This analysis suggests that traffic volumes along the roadway, which were obtained between 1999 and 2012, have been relatively flat and have not grown at an annual rate of 1.0 percent, as assumed in the Transportation Studies that were prepared in the 1980's and 1990's.

Transportation Services staff reviewed the May 2013 study that was prepared by Tranplan Associates, and generally agree that the two-way centre left-turn lane along Weston road is not required from a traffic operations perspective. However, in order to accommodate projected left-turning volumes that are associated with the assumed future build-out of the commercial block within the subdivision lands, Transportation Services staff require the installation of a separate northbound to westbound left-turn storage lane at the Weston Road/Sidney Belsey Crescent intersection.

Prior to amending the Subdivision Agreement, additional work must be completed by the owner. This includes, but is not limited to, the submission of engineering drawings and cost estimates for review and approval by City staff, that are associated with the modified road work along Weston Road. The amended Subdivision Agreement will also include the requirement by the owner to install the new northbound to westbound left-turn storage lane at the Weston Road/Sidney Belsey Crescent intersection, as required to accommodate projected left-turning volumes that are associated with the future build-out of the commercial block.

Given that the in force Subdivision Agreement contains specific provisions related to required road works and submission of cash deposits as financial security, it is our understanding that it must be amended accordingly. In order to amend the in force Subdivision Agreement, Council authority would be required.

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SIGNATURE

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