

## **Traffic Control Signals - 555 Rexdale Boulevard (Non-Delegated)**

**Date:** June 1, 2023

**To:** Etobicoke York Community Council

**From:** Director, Traffic Management, Transportation Services

Director, Transportation Planning and Capital Program, Transportation Services

**Wards:** Ward 1 - Etobicoke North

### **SUMMARY**

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As the Toronto Transit Commission (TTC) operates bus service on Rexdale Boulevard, Highway 27 and Queen's Plate Drive, City Council approval of this report is required.

Transportation Services is requesting approval to install traffic control signals at the intersection of Highway 27 and New Providence Trail/Neararctic Drive. Transportation Services is also requesting approval to rescind the existing turn and through traffic prohibitions at the intersection of Rexdale Boulevard and Queen's Plate Drive (west intersection).

The traffic control signals will provide enhanced safety for all road users and is justified based on the assessment undertaken. Removal of the turn and through traffic prohibitions will facilitate full vehicular movements for the extension of Queen's Plate Drive, south of Rexdale Boulevard.

The future named public roads within the Woodbine Lands, including the extension of Queen's Plate Drive, south of Rexdale Boulevard, are currently dedicated as public highways, but not yet assumed. The recommendations for the installation of traffic control signals in this report should not be construed as the City's assumption of these future public roads.

A companion report, "Traffic Control Signals - 555 Rexdale Boulevard (Delegated)" outlines the required delegated proposed traffic control signals and turning restriction amendments for locations without TTC Service.

## **RECOMMENDATIONS**

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The Director, Traffic Management, Transportation Services and the Director, Transportation Planning and Capital Program, Transportation Services recommends that:

1. City Council authorize the installation of traffic control signals at the intersection of Highway 27 and New Providence Trail/Nearctic Drive.
2. City Council rescind the existing eastbound right turn prohibition in effect at all times, buses excepted, at the intersection of Rexdale Boulevard and Queen's Plate Drive (west intersection).
3. City Council rescind the existing westbound left turn prohibition in effect at all times, at the intersection of Rexdale Boulevard and Queen's Plate Drive (west intersection).
4. City Council rescind the existing southbound through movements prohibition in effect at all times from Queen's Plate Drive (west intersection) to Private driveway opposite Queen's Plate Drive (west intersection) at Rexdale Boulevard.
5. City Council amend the existing traffic control signals at the intersection of Rexdale Boulevard and Queen's Plate Drive/Private Access (west intersection) to be in effect at Rexdale Boulevard and Queen's Plate Drive (west intersection).

## **FINANCIAL IMPACT**

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There are no financial implications associated with adoption of this report as funding has been secured from the proponent of the Woodbine lands development for the new signals and other road improvements along Highway 27, Rexdale Boulevard, and within the Woodbine Racetrack site. These funds were secured through Plan of Subdivision Application No. 17 158705 WET 02 SB (Phase 1).

## **DECISION HISTORY**

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The traffic impacts of the Phase 1 Woodbine Racetrack development (Blocks 9 and 10) were reviewed under Zoning By-law Amendment and Draft Plan of Subdivision Application Nos. 17 1458697 WET 02 OZ, 17 158704 02 OZ and 17 158705 WET 02 SB. Under these applications, the traffic impacts of the Phase 1 development were generally accepted subject to implementation of a number of road improvements. However, given that the overall development proposal consisted of many phases which will potentially be built over an extensive time horizon (approximately 20 years), through the Draft Plan of Subdivision approval process a provision was secured which required the proponent to submit updated Traffic Impact Studies during the site plan approval process for each development block to the satisfaction of Transportation Services. Subsequently, Notice of Approval Conditions for Site Plan Control Applications 18

117779 WET 02 SA (Block 9) and 18 119828 WET 02 SA (Block 10 and Part of Block 9) were issued.

Through Plan of Subdivision Application No. 17 158705 WET 02 SB (Phase 1), the installation of new traffic control signals was secured for the intersection of Highway 27 and New Providence Trail/Nearctic Drive and at the intersection of Rexdale Boulevard and Glorious Song Way. In its April 24, 2018 decision, City Council approved the development by adopting Item No. 2018.EY29.2. A link to the City Council decision is provided below for reference.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EY29.2>

## COMMENTS

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### The Development

The Woodbine Entertainment Group (WEG) is proposing to develop the property at 555 Rexdale Boulevard (the Woodbine Lands) with a multi-phased project that will allow for expanded gaming operations and the introduction of new commercial, institutional and hotel uses.

The development consisting of new gaming and entertainment facilities is part of Phase 1, consisting of Blocks 9 and 10. Block 9 consists of 7,617 square metres of retail gross floor area. Block 10 and a portion of Block 9 of the development consists of a 32,989-square-metre integrated gaming facility with a casino, a 400-room hotel, a 507-room hotel, a 10,337-square-metre performance venue, restaurants, retail, and office uses with a total of 98,557 square metres of gross floor area.

The development site also includes a number of new public roads, including New Providence Trail, Glorious Song Way, Sunny's Halo Trail, and the extension of Queen's Plate Drive, south of Rexdale Boulevard; all four of these future public roads are dedicated public highways that are currently not assumed. Each of these new public roads connect to Dance Smartly Boulevard, another future public road that has not been assumed. These new public roads will serve the new gaming and entertainment facilities within the Woodbine Racetrack area.

The future named public roads within the Woodbine lands, including the extension of Queen's Plate Drive, south of Rexdale Boulevard, are currently dedicated as public highway, but not yet assumed. The recommendations for the installation of traffic control signals in this report should not be construed as the City's assumption of these future public roads.

### Existing Conditions

Highway 27 is characterized by the following conditions:

- It is a four-lane, north/south, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 18 metres

- The daily two-way traffic volume is approximately 33,000 vehicles
- The posted regulatory speed limit is 70 km/h
- Heavy trucks are permitted at all times
- There is TTC service provided by the Highway 27 Express 927 Bus
- There are sidewalks located on the east side of the street from Bethridge Road to Rexdale Boulevard

Rexdale Boulevard is characterized by the following conditions:

- It is a six-lane, east/west, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 24.5 metres
- The daily two-way traffic volume is approximately 37,000 vehicles
- The posted regulatory speed limit is 60 km/h
- Heavy trucks are permitted at all times
- There is TTC service provided by the Islington 37A Bus west of the west intersection with Queen's Plate Drive
- There are sidewalks located on the north side of the street from Highway 27 to Highway 427

Queen's Plate Drive, north of Rexdale Boulevard, is characterized by the following conditions:

- It is a four-lane, north/south, collector roadway in the vicinity of Rexdale Boulevard (west intersection)
- It operates two-way traffic on a pavement width of approximately 18.5 metres
- The daily two-way traffic volume is approximately 9,000 vehicles
- The posted regulatory speed limit is 50 km/h
- Heavy trucks are permitted at all times
- There is TTC service provided by the Islington 37A Bus north of the west intersection with Rexdale Boulevard
- There are sidewalks located on both sides of the street from Rexdale Boulevard (west intersection) to Highway 27

Nearctic Drive, east of Highway 27, is characterized by the following conditions:

- It is a two-lane, east/west, local roadway
- It operates two-way traffic on a pavement width of approximately 10.5 metres
- It has an unposted regulatory speed limit of 50 km/h
- Heavy trucks are permitted at all times
- There is no TTC service provided along this street
- There are sidewalks located on both sides of the street from Queen's Plate Drive to Highway 27

The existing west intersection of Rexdale Boulevard and Queen's Plate Drive currently has turning restrictions for the south leg of the intersection, which was a driveway for use by TTC buses only. These restrictions consist of a left turn prohibition for westbound Rexdale Boulevard traffic, a right turn prohibition for eastbound Rexdale Boulevard traffic, except for buses, and a through traffic (compulsory turns) prohibition for southbound Queen's Plate Drive.

The closest adjacent traffic controls to the proposed traffic control signals at the intersection of Highway 27 and New Providence Trail/Nearctic Drive are located approximately 369 metres to the north at Highway 27/Rexdale Boulevard in the form of a traffic control signal and approximately 1.73 km to the south at Highway 27/Belfield Road in the form of a traffic control signal.

A map of the area is included in Attachment 1.

### Conditions of Approval

As part of conditions of approval at the development review stage, new traffic control signals are to be installed at the intersection of Highway 27 and New Providence Trail/Nearctic Drive and the existing turning prohibitions and through traffic prohibitions at the intersection of Rexdale Boulevard and Queen's Plate Drive (west intersection) that prohibited access to the south leg of the intersection to all vehicles except TTC buses are to be removed.

The future named public roads within the Woodbine lands, including the extension of Queen's Plate Drive, south of Rexdale Boulevard, are currently dedicated as public highway, but not yet assumed. The recommendations for the installation of traffic control signals in this report should not be construed as the City's assumption of these future public roads.

### Traffic Control Signals

The proponent's transportation consultant conducted a traffic signal warrant analysis for the new traffic control signal, which included projected traffic generated by the development, vehicular volume counts, delay to cross traffic and an analysis of combination warrants (minimum vehicle volume and cross traffic delay combination).

To meet the justification criteria for the installation of traffic control signals, as stated in Book 12 of the Ontario Traffic Manual, one of the first two justifications indicated in the table below, namely 'minimum vehicle volume' (Justification 1) and 'delay to cross traffic' (Justification 2), must be 100 percent satisfied or, to satisfy the combination warrant (Justification 3), both of the first two justifications indicated in the table below must be at least 80 percent satisfied.

Table 1: Warrant Compliance - Highway 27 and New Providence Trail/Nearctic Drive.

Justification	Compliance level
Minimum vehicular volume	100%
Delay to cross traffic	100%

Justification	Compliance level
Combination Warrant	100%

According to the information provided by the proponent and based on the results in Table 1, traffic signals are warranted under Justifications 1, 2, and 3 of the Ontario Traffic Manual Book 12 for the intersection of Highway 27 and New Providence Trail/Nearctic Drive.

In conjunction with the installation of traffic control signals, the existing turning prohibitions at the intersection of Rexdale Boulevard and Queen's Plate Drive (west intersection) that prohibited all vehicles from entering the south leg of the intersection (into Woodbine), except TTC buses, are to be rescinded. This includes rescinding of the existing turning prohibition that prohibited eastbound right turn movements at any time (except for buses), rescinding of the existing turning prohibition that prohibited westbound left turn movements at any time, and rescinding of the existing through traffic prohibition (compulsory turns) that prohibited southbound movements into the private driveway opposite Queen's Plate Drive.

The TTC has been consulted throughout the development review process and concurs with these findings.

Based on the aforementioned, Transportation Services is recommending the installation of traffic control signals at the following intersection:

- Highway 27 and New Providence Trail/Nearctic Drive.

In addition, Transportation Services recommends rescinding the existing turning prohibitions at the intersection of Rexdale Boulevard and Queen's Plate Drive (west intersection) that prohibit all vehicles from entering the south leg of the intersection (into Woodbine), except TTC vehicles.

## CONTACT

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## **SIGNATURE**

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Roger Browne, M.A.Sc., P. Eng.  
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## **ATTACHMENTS**

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Attachment 1: Map - Traffic Control Signals - 555 Rexdale Boulevard

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