

Traffic Control Signals - Rexdale Boulevard and Silver Reign Drive (Delegated)

Date: November 14, 2024
To: Etobicoke York Community Council
From: Deputy General Manager, Transportation Services
Wards: Ward 1 - Etobicoke North

SUMMARY

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

Transportation Services is requesting approval to enact the By-law for the new traffic control signals that have been installed at the intersection of Rexdale Boulevard and Silver Reign Drive. A By-law enactment is also requested by Transportation Services for the dual westbound left turn lanes that have been installed at the intersection. Traffic control signals and the dual westbound left turn lanes at the intersection will provide enhanced safety for all road users.

A companion report, "Traffic Control Signal Modifications - 2200 Islington Avenue (Non-Delegated)," outlines the required by-law amendments to reflect traffic control signal modifications and other regulatory amendments for locations with Toronto Transit Commission (TTC) service.

RECOMMENDATIONS

The Deputy General Manager, Transportation Services recommends that:

1. Etobicoke York Community Council authorize the traffic control signals at the intersection of Rexdale Boulevard and Silver Reign Drive.
2. Etobicoke York Community Council designate the two southerly westbound lanes on Rexdale Boulevard between Silver Reign Drive and a point 50 metres east, for westbound left turns only.

FINANCIAL IMPACT

There are no financial implications associated with adoption of this report as funding was secured from the proponent of the commercial development at 2200 Islington Avenue (The Rice Group) for the new signals and other required road improvements along Rexdale Boulevard and Islington Avenue, including the dual westbound left turn lanes at Rexdale Boulevard and Silver Reign Drive. These funds were secured through Plan of Subdivision Application No. 17 207652 WET 02 SB.

DECISION HISTORY

The traffic impacts of the Rice Group commercial development were reviewed under Zoning By-law Amendment Application and Draft Plan of Subdivision Application Nos. 13 277902 WET 02 OZ and 17 207652 WET 02 SB, respectively. Both the Zoning By-law Amendment Application, which yielded site-specific By-law No. 808-2018, and the Draft Plan of Subdivision applications were approved by City Council in May, 2018. A link to the City Council decisions are provided below for reference.

<https://secure.toronto.ca/council/agenda-item.do?item=2018.EY30.1>

The Zoning By-law Amendment and the Draft Plan of Subdivision Applications were subsequently appealed to the Local Planning Appeal Tribunal (LPAT) by an adjacent landowner of an existing commercial-retail centre. In its Order for Case No. PL180644, issued on December 16, 2019, the LPAT dismissed the appeal against the Draft Plan of Subdivision Application and approved site-specific By-law No. 808-2018. Under the Zoning By-law Amendment and Draft Plan of Subdivision Applications, the traffic impacts of the development were accepted subject to implementation of a number of road improvements.

Clause 11 of the site-specific By-law No. 808-2018 includes a Holding (H) Provision for the eastern portion of the lands, upon which Block 2 is located, which would be lifted following the proponent addressing a number of conditions to the satisfaction of the City of Toronto, including the submission of an up-to-date transportation impact study, the completion of the redesign and construction of the Islington Avenue/Rexdale Boulevard intersection, any other required road improvements within the study area, and the successful closure and sale of the City-owned lands at the southwest corner of the redesigned Islington Avenue/Rexdale Boulevard intersection that are deemed to be surplus to the City as a result of the aforementioned intersection redesign.

The proponent subsequently submitted a zoning by-law amendment application, under File No. 20 206369 WET 01 OZ, which lifted the Holding designation. This application was approved by Council on May 5, 2021 by adopting Item No. 2021.EY23.5. A link to the Council decision is provided below.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.EY23.5>

On June 8, 2021, City Council authorized the permanent closure and sale of the surplus City-owned lands at the southwest corner of the redesigned Islington Avenue/Rexdale Boulevard intersection by adopting Item No. 2021.EY24.18. A link to the Council decision is provided below.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.EY24.18>

COMMENTS

The Development

The Rice Group has re-developed the property at 2200 Islington Avenue with a multi-phased commercial project that contains new retail and commercial uses, which was approved through Zoning By-law Amendment Application and Draft Plan of Subdivision Application Nos. 13 277902 WET 02 OZ and 17 207652 WET 02 SB, respectively.

The completed development consists of new commercial-retail areas, comprising Blocks 1 and 2. Block 1 consists of approximately 19,515 square metres of retail-commercial gross floor area within six buildings situated on the western portion of the subject lands. Block 2 consists of approximately 26,586 square metres of retail-commercial gross floor area within six buildings situated on the eastern portion of the subject lands. Block 2 also includes an approximate 15,383-square-metre membership retail warehouse. Block 2 is built-out; Block 1 is partially built-out.

The development site also includes a number of new public roads, including Vetiver Drive, Silver Reign Drive, and Print Drive, all of which have been constructed and are located south of Rexdale Boulevard. All three new public roads are dedicated public highways that are currently not assumed.

The recommendations in this report should not be construed as the City's assumption of the above-mentioned future public roads.

Existing Conditions

Rexdale Boulevard is characterized by the following conditions:

- It is a four-lane, east/west, major arterial roadway;
- It operates with two-way traffic on a pavement width of approximately 23 metres;
- The daily two-way traffic volume is approximately 32,500 vehicles;
- The posted regulatory speed limit is 60 km/h between Highway 427 and a point 213 metres west of Islington Avenue;
- Heavy trucks are permitted at all times;

- There is no TTC service at the intersection of Rexdale Boulevard and Silver Reign Drive; and
- There are sidewalks located on both sides of the street from Bergamot Avenue to Islington Avenue.

Silver Reign Drive is characterized by the following conditions:

- It is a two- to four-lane, north/south, unassumed public roadway;
- It operates with two-way traffic on a pavement width of approximately 13 metres;
- Heavy trucks are permitted at all times;
- There is no TTC service on Silver Reign Drive; and
- There are sidewalks located on both sides of the street from Rexdale Boulevard to Print Drive.

The closest adjacent traffic controls to the new traffic control signals at the intersection of Rexdale Boulevard and Silver Reign Drive are located approximately 174 metres to the west at Rexdale Boulevard/Bergamot Avenue/Vetiver Drive, and approximately 226 metres to the east at Islington Avenue/Rexdale Boulevard. This intersection features dual left turn lanes to facilitate westbound-to-southbound traffic movements from Rexdale Boulevard and Silver Reign Drive.

A map of the area is included in Attachment 1.

Conditions of Approval

As part of conditions of approval at the development review stage, the installation of new traffic control signals at Rexdale Boulevard and Silver Reign Drive was secured from the developer of 2200 Islington Avenue. Modifications to the design of the intersection were also secured, along with other road improvements in the area.

Re-construction of the intersection and the signal installation has since been completed by the developer in accordance with all City requirements. Furthermore, the Traffic Systems Planning, Design and Capital Coordination unit of Transportation Services has advised that construction of the new signals at Rexdale Boulevard and Silver Reign Drive was recently completed and the signals were handed over to the City by the developer.

It is noted that in conjunction with the installation of traffic control signal at Rexdale Boulevard and Silver Reign Drive, the two southerly westbound lanes on Rexdale Boulevard between Silver Reign Drive and a point 50 metres east, have been designated for westbound left turns only. This intersection features dual left turn lanes to facilitate westbound-to-southbound traffic movements from Rexdale Boulevard to Silver Reign Drive.

The TTC was consulted throughout the development review process and did not have any objections to the signal installation or the redesigned intersection of Rexdale Boulevard and Silver Reign Drive.

Based on the aforementioned, Transportation Services is recommending approval of the traffic control signals and the dual left turn lanes at Rexdale Boulevard and Silver Reign Drive.

The Ward Councillor has been advised of the recommendations in this report.

CONTACT

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SIGNATURE

Ashley Curtis
Deputy General Manager, Transportation Services

ATTACHMENTS

Attachment 1: Traffic Control Signals - Rexdale Boulevard and Silver Reign Drive
(Delegated)

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