

Traffic Control Signal Modifications - 2200 Islington Avenue (Non-Delegated)

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

SUMMARY

As the Toronto Transit Commission (TTC) operates bus service on Rexdale Boulevard, Islington Avenue and Bergamot Avenue, City Council approval of this report is required.

Transportation Services is requesting approval to amend the by-law to reflect changes to the existing traffic control signals at the intersection of Rexdale Boulevard and Islington Avenue, and at the intersection of Rexdale Boulevard and Bergamot Avenue/Vetiver Drive. Transportation Services is also requesting approval to rescind the existing eastbound left turn prohibition and amend the by-law to reflect the dual eastbound-to-southbound right turn lanes and the dual northbound-to-westbound left turn lanes at the intersection of Rexdale Boulevard and Islington Avenue. In addition, Transportation Services is requesting the implementation of a pedestrian crossing prohibition for the south leg of the Rexdale Boulevard and Islington Avenue intersection.

Amendment of the by-law is necessary to reflect changes to the existing traffic control signals at the intersection of Rexdale Boulevard and Islington Avenue and at the intersection of Rexdale Boulevard and Bergamot Avenue/Vetiver Drive. Removal of the existing eastbound left turn traffic prohibition will facilitate full vehicular movements for the intersection of Rexdale Boulevard and Islington Avenue. By-law changes for the dual eastbound-to-southbound right turn lanes and the dual northbound-to-westbound left turn lanes at the intersection of Rexdale Boulevard and Islington Avenue are required as these facilities were implemented through the approvals process associated with the 2200 Islington Avenue development. The said facilities will accommodate the increased traffic volumes for these vehicular movements. The pedestrian crossing prohibition for the south leg of the Rexdale Boulevard and Islington Avenue intersection is necessary as there is no pedestrian crosswalk at that location.

Transportation Services also recommends amendments to the existing parking regulations and the boundary of the 60 km/h speed limit zone to reflect the reconfigured intersection of Rexdale Boulevard and Islington Avenue.

The future public road, known as Vetiver Drive, is currently dedicated as a public highway, but not yet assumed. The recommendations for the installation or modifications of traffic control signals in this report should not be construed as the City's assumption of this future public road.

A companion report, "Traffic Control Signals - Rexdale Boulevard and Silver Reign Drive (Delegated)," outlines the required by-law amendments to reflect the new traffic control signals located at Rexdale Boulevard and Silver Reign Drive and the associated regulatory amendments for this section of Rexdale Boulevard which does not have TTC service.

RECOMMENDATIONS

The Deputy General Manager, Transportation Services recommends that:

1. City Council amend the existing traffic control signals at the intersection of Rexdale Boulevard and Bergamot Avenue/Private Access to be in effect at Rexdale Boulevard and Bergamot Avenue/Vetiver Drive.
2. City Council rescind the existing eastbound left turn prohibition at the intersection of Islington Avenue and Rexdale Boulevard.
3. City Council designate the 2 westerly northbound lanes on Islington Avenue between Rexdale Boulevard and a point 50 metres south, for northbound left turns only.
4. City Council designate the 2 southerly eastbound lanes on Rexdale Boulevard between Islington Avenue and a point 50 metres west, for eastbound right turns only.
5. City Council prohibit pedestrians from crossing Islington Avenue between the north curb line of Rexdale Boulevard and a point 30.5 metres south of the south curb line of Rexdale Boulevard.
6. City Council amend the existing speed limit of 60 km/h on Rexdale Boulevard, between Highway 427 and a point 213 metres west of Islington Avenue to be in effect between Highway 427 and Islington Avenue.
7. City Council rescind the existing parking prohibition in effect at all times on both sides of Rexdale Boulevard, between Islington Avenue (north intersection) and the west limit of the City of Toronto.
8. City Council prohibit parking at all times on both sides of Rexdale Boulevard between Islington Avenue and Highway 427.

9. City Council prohibit southbound right turns when the traffic signal shows red at the intersection of Islington Avenue and Rexdale Boulevard.

FINANCIAL IMPACT

There are generally no financial implications associated with adoption of the recommendations in this report as funding has been secured from the proponent of the Rice Group commercial development at 2200 Islington Avenue for the new signals and other road improvements along Rexdale Boulevard, Islington Avenue, and Bergamot Avenue. These funds were secured through Plan of Subdivision Application No. 17 207652 WET 02 SB.

Traffic Systems Operations identified an issue regarding the permissive southbound right turn and the dual northbound left turn lanes at the intersection of Islington Avenue and Rexdale Boulevard and implemented a southbound right turn green arrow. The cost of this work was \$7,000.00, which was charged to Transportation Services, Traffic Systems Construction & Maintenance.

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 by adopting Item No. 2018.EY30.1. A link to the City Council decision is provided below for reference.

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

Draft Plan of Subdivision Application 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 these applications, the traffic impacts of the development were generally 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 and 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 future 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 development located at 2200 Islington Avenue is a multi-phased commercial project that includes new retail and commercial uses. The development was proposed 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 development consisting of a new commercial-retail development, comprising Blocks 1 and 2. Block 1 consists of 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 26,586 square metres of retail-commercial gross floor area within six buildings situated on the eastern portion of the subject lands. Block 2 includes a 15,383-square-metre membership retail warehouse.

The development site also includes a number of new public roads, including Vetiver Drive, Silver Reign Drive, and Print Drive, all of which are south of Rexdale Boulevard; all three of these future public roads are dedicated public highways that are currently not assumed. These new public roads will serve the new retail-commercial development.

As part of the development proposal, the developer agreed to reconstruct the intersection of Islington Avenue and Rexdale Boulevard from a design that facilitated heavy traffic flow between Islington Avenue to the south and Rexdale Boulevard to the

west into a T-intersection configuration in order to urbanize the intersection and improve pedestrian connectivity.

The future public roads, known as Silver Reign Drive, Vetiver Drive, and Print Drive are currently dedicated as public highways, but not yet assumed. The recommendations for the installation or modifications of traffic control signals in this report should not be construed as the City's assumption of these future public roads.

Existing Conditions

Islington Avenue is characterized by the following conditions:

- It is a four- to six-lane, north/south, major arterial roadway;
- It operates with two-way traffic on a pavement width of approximately 26 metres;
- The daily two-way traffic volume is approximately 26,300 vehicles;
- The posted regulatory speed limit is 60 km/h between Monogram Place and Rexdale Boulevard;
- Heavy trucks are prohibited from 7:00 p.m. to 7:00 a.m., between Albion Road and Rexdale Boulevard, and are permitted at all times between Highway 401 and Rexdale Boulevard;
- TTC service is provided by the Islington 37A Bus, south of Bergamot Avenue, and the Islington 37B Bus; and
- There are sidewalks located on both sides of the street from Highway 401 to Bergamot Avenue.

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;
- TTC service is provided by the Islington 37A Bus west of the intersection with Bergamot Avenue; and
- There are sidewalks located on both sides of the street from Bergamot Avenue to Islington Avenue.

Bergamot Avenue, north of Rexdale Boulevard, is characterized by the following conditions:

- It is a two-lane, north/south, collector roadway in the vicinity of Rexdale Boulevard and Islington Avenue;
- It operates with two-way traffic on a pavement width of approximately 10 metres;
- The daily two-way traffic volume is approximately 7,300 vehicles;
- The posted regulatory speed limit is 40 km/h, between Rexdale Boulevard and Burrard Road;

- Heavy trucks are prohibited from 7:00 p.m. to 7:00 a.m., between Rexdale Boulevard and Islington Avenue, and are prohibited at all times between Islington Avenue and Kilburn Place;
- TTC service is provided by the Islington 37A Bus from Rexdale Boulevard to Islington Avenue; and
- There are sidewalks located on both sides of the street from Rexdale Boulevard to Islington Avenue.

The existing intersection of Rexdale Boulevard and Bergamot Avenue has a designated private driveway for the south leg of the intersection. The unassumed public road, known as Vetiver Drive, will connect to this existing intersection at its south leg.

The intersection of Islington Avenue and Rexdale Boulevard is reconfigured from a design that facilitated heavy traffic flow between Islington Avenue to the south and Rexdale Boulevard to the west into a T-intersection configuration in order to urbanize the intersection and improve pedestrian connectivity. This intersection features dual left turn lanes to facilitate northbound-to-westbound traffic movements from Islington Avenue to Rexdale Boulevard and dual right turn lanes to facilitate eastbound-to-southbound traffic movements from Rexdale Boulevard to Islington Avenue.

Regarding the dual eastbound right turn lanes at Rexdale Boulevard and Islington Avenue, on May 5, 2021, City Council adopted By-law 350-2021 to amend Schedule XXIII in Chapter 950 of the Toronto Municipal Code to indicate that at the intersection of Rexdale Boulevard and Islington Avenue, eastbound right turns are prohibited when the traffic control signal shows red, except during the eastbound right turn green arrow phase. This was part of the City's Vision Zero initiative. A link to the City Council decision, under Item No. 2021.EY23.15, is provided below for reference.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.EY23.15>

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 intersection of Islington Avenue and Rexdale Boulevard has been reconfigured from a design that facilitated heavy traffic flow between Islington Avenue to the south and Rexdale Boulevard to the west, into a T-intersection configuration in order to urbanize the intersection and improve pedestrian connectivity. The redundant road allowance at the southwest of Islington Avenue and Rexdale Boulevard has been closed by the City and has been sold to the proponent for the retail-commercial development located at 2200 Islington Avenue.

The roads known as Silver Reign Drive, Vetiver Drive, and Print Drive are currently dedicated as public highways, but not yet assumed. The recommendations for the modifications 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 Traffic Systems Operations unit of Transportation Services identified an issue regarding the permissive southbound right turn and the dual northbound left turn lanes at the reconfigured intersection of Islington Avenue and Rexdale Boulevard. As there are two receiving lanes on Rexdale Boulevard, there is a potential conflict between northbound left-turning traffic from the dual northbound left turn lanes and southbound right-turning traffic.

A southbound right turn green arrow was implemented by means of the installation of a 4-section signal head facing southbound traffic from Islington Avenue. Signage indicating "no right turn on red" except on the green arrow was installed facing southbound traffic from Islington Avenue.

The estimated cost of this work is \$7,000.00, which was charged to Traffic Systems Construction & Maintenance.

The TTC has been consulted throughout the development review process and concurs with the findings in this report.

Based on the aforementioned, Transportation Services is recommending amendment of the existing traffic control signals at the intersection of Rexdale Boulevard and Bergamot Avenue/Private Access to be in effect at Rexdale Boulevard and Bergamot Avenue/Vetiver Drive.

Transportation Services also recommends rescinding of the existing eastbound left turn prohibition at the intersection of Islington Avenue and Rexdale Boulevard and amendments for dual left turn lanes to facilitate northbound-to-westbound traffic movements from Islington Avenue to Rexdale Boulevard and dual right turn lanes to facilitate eastbound-to-southbound traffic movements from Rexdale Boulevard to Islington Avenue.

In addition, Transportation Services recommends amendments to the parking regulations to reflect the reconfigured intersection of Rexdale Boulevard and Islington Avenue.

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

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SIGNATURE

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ATTACHMENTS

Attachment 1: Traffic Control Signal Modifications - 2200 Islington Avenue (Non-Delegated)

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