

Parking and Traffic Amendments - Wild Rose Gardens, Creekbank Road and Blackstone Street

Date: March 18, 2025
To: Etobicoke York Community Council
From: Director (Acting), Engineering Review, Development Review
Director, Traffic Management, Transportation Services
Wards: Ward 5 - York South-Weston

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 for various parking and traffic regulations, proposed under the Draft Plan of Subdivision Application for the development at 1780 Lawrence Avenue West, to be implemented on Wild Rose Gardens, Creekbank Road and Blackstone Street. Wild Rose Gardens and Creekbank Road have recently been dedicated as public road allowance. Currently there are no traffic or parking regulations on these two streets. The proposed traffic regulations are consistent with City policies and guidelines given the operation of the roadways and surrounding residential nature.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services and Director (Acting), Engineering Review, Development Review recommend that:

1. Etobicoke York Community Council designate a 30 km/h speed limit on Wild Rose Gardens between Blackstone Street and Creekbank Road.
2. Etobicoke York Community Council designate a 30 km/h speed limit on Creekbank Road between Blackstone Street and the east limit of Creekbank Road.
3. Etobicoke York Community Council prohibit heavy vehicles at all times on Wild Rose Gardens between Blackstone Street and Creekbank Road.
4. Etobicoke York Community Council prohibit heavy vehicles at all times on Creekbank Road between Blackstone Street and the east limit of Creekbank Road.

5. Etobicoke York Community Council authorize a compulsory stop control for southbound traffic on Wild Rose Gardens at Creekbank Road.
6. Etobicoke York Community Council authorize a compulsory stop control for westbound traffic on Creekbank Road and Blackstone Street.
7. Etobicoke York Community Council authorize a compulsory stop control for westbound traffic on Wild Rose Gardens and Blackstone Street/Marshlynn Avenue.
8. Etobicoke York Community Council prohibit parking at all times on the north side of Creekbank Road between Blackstone Street and the east limit of Creekbank Road.
9. Etobicoke York Community Council prohibit parking at all times on the east and north sides of Wild Rose Gardens between Blackstone Street/Marshlynn Avenue and Creekbank Road.
10. Etobicoke York Community Council rescind the existing stopping prohibition in effect from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the east side of Blackstone Street, between Lawrence Avenue West and a point 134 metres north of Lawrence Avenue West.
11. Etobicoke York Community Council prohibit parking at all times on the east side of Blackstone Street, between Lawrence Avenue West and Creekbank Road.

FINANCIAL IMPACT

There are no financial implications associated with the adoption of this report as funding has been secured from Fernbrook Homes (Lawrence) Limited, the proponent of the development at 1780 Lawrence Avenue West, for the proposed traffic regulations. These funds were secured through Draft Plan of Subdivision Application No. 14 110017 WET 12 SB.

DECISION HISTORY

Through Zoning By-law Amendment Application No. 14 110001 WET 12 OZ and Draft Plan of Subdivision Application No. 14 110017 WET 12 SB, the applicant proposed to amend former City of North York Zoning By-law No. 7625 and City of Toronto Zoning By-law No. 569-2013 and seek Draft Plan of Subdivision approval at 1780 Lawrence Avenue West to facilitate the redevelopment of the former Hardington Public School site. The redevelopment is comprised of street-related townhouses, semi-detached dwellings, and detached dwellings, containing a total of 88 residential dwelling units. Two new public roads were proposed as part of the development. A parkland dedication to the City, and a ravine land dedication to the Toronto and Region Conservation Authority (TRCA) was also included in the subject proposal. To accommodate the proposed residential development, the former school building was demolished.

The subject development consists of 40 street-related townhouses, 46 semi-detached dwellings and two detached dwellings.

In addition, the Draft Plan of Subdivision application established two new public roads. The new public roads, namely Creekbank Road and Wild Rose Gardens, provide two access points to Blackstone Street. Both new public streets have right-of-way widths of 16.5 metres. Creekbank Road runs east-west and terminates in a cul-de-sac, while Wild Rose Gardens is an L-shaped road which connects to Creekbank Road and Blackstone Street.

In its November 7, 8 and 9, 2017 decision, City Council approved the development by adopting Item No. 2017.EY25.2. A link to the City Council decision is provided below for reference.

<https://secure.toronto.ca/council/agenda-item.do?item=2017.EY25.2>

COMMENTS

Transportation Services was directed, as per the approved Draft Plan of Subdivision, to install stop controls for eastbound traffic at the intersections of Blackstone Street and Creekbank Road, and Blackstone Street and Wild Rose Gardens, as well as for southbound traffic at Wild Rose Gardens and Creekbank Road. 'No parking' regulations are also proposed for both Creekbank Road and Wild Rose Gardens, as well as amendments to the existing parking regulations on Blackstone Street. We are also recommending that these two new streets be designated as having 30 km/h speed limits and have heavy trucks prohibited at all times.

Existing Conditions

Creekbank Road is characterized by the following conditions:

- It is a two-lane, east-west, unassumed roadway;
- It operates two-way traffic on a pavement width of approximately 8.0 metres;
- The speed limit is 30 km/h;
- Heavy trucks are prohibited at all times;
- There is no Toronto Transit Commission (TTC) service provided; and
- There are sidewalks located on the north side of the street and on the south side from Blackstone Street to the first private laneway access located approximately 83 metres east of Blackstone Street.

Wild Rose Gardens is characterized by the following conditions:

- It is a two-lane, east-west/north-south, unassumed roadway;
- It operates two-way traffic on a pavement width of approximately 8.0 metres;
- The speed limit is 30 km/h;
- Heavy trucks are prohibited at all times;
- There is no TTC service provided; and
- There are sidewalks located on both sides of the street.

Blackstone Street/Marshlynn Avenue is characterized by the following conditions:

- It is a two-lane, north-south, local roadway that curves to Marshlynn Avenue in the east-west direction;
- It operates two-way traffic on a pavement width of approximately 8.0 metres;
- The speed limit is 30 km/h;
- Heavy trucks are prohibited at all times;
- There is no TTC service provided; and
- There are sidewalks located on the east and north sides of the streets.

Proposed Changes

As a result of the approved Draft Plan of Subdivision application for the development proposal at 1780 Lawrence Avenue West, changes are required to some of the existing parking and traffic regulations on Blackstone Street. These changes are necessary as a result of the new public roads that were introduced through the Draft Plan of Subdivision application. Furthermore, implementation of new parking and traffic regulations are required on the new public roads, namely Creekbank Road and Wild Rose Gardens. As such, it is proposed that:

The existing 'No Stopping' zone on the east side of Blackstone Street, between Lawrence Avenue West and a point 134 metres north of Lawrence Avenue West effective from 8:00 a.m. to 6:00 p.m., Monday to Friday, be rescinded. The 'No Stopping' zone along the east side of Blackstone Street was intended to prevent vehicles from stopping on the street at the former Hardington Public School. As the school has now been demolished and the site redeveloped, this regulation is no longer required.

Parking be prohibited at all times:

- on the north side of Creekbank Road, between Blackstone Street and the east limit of the road;
- on the east and north sides of Wild Rose Gardens, between Creekbank Road and Blackstone Street/Marshlynn Avenue; and
- on the east side of Blackstone Street between Lawrence Avenue West and Creekbank Road.

The parking prohibitions along Creekbank Road and Wild Rose Gardens allow for parking on one side of the road, while facilitating traffic flow on these streets. The parking prohibition along the east side of Blackstone Street is intended to keep the control area of the Blackstone Street/Lawrence Avenue West intersection clear.

To appropriately sign the right-of-way, stop controls are proposed at:

- Wild Rose Gardens and Creekbank Road for southbound traffic;
- Creekbank Road and Blackstone Street for westbound traffic; and
- Wild Rose Gardens and Blackstone Street/Marshlynn Avenue for westbound traffic.

Additionally, as both Creekbank Road and Wild Rose Gardens are two new streets dedicated as public highways, the 30 km/h speed limits and no heavy truck prohibitions

are also proposed to ensure appropriate signage can be installed to achieve consistency with City policies and guidelines given the operation of the roadway and surrounding residential nature.

A separate report for the assumption of Wild Rose Gardens and Creekbank Road is being prepared by Development Engineering, Engineering Review.

A map of the area and proposed traffic and parking amendments are included in Attachment 1.

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

CONTACT

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SIGNATURE

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

Attachment 1: Map - Parking and Traffic Amendments - Wild Rose Gardens, Creekbank Road and Blackstone Street

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