

## **Parking and Traffic Amendments - William Sylvester Drive and Shinleaf Terrace**

**Date:** April 10, 2025  
**To:** North York Community Council  
**From:** Director (Acting), Engineering Review, Development Review  
Director, Traffic Management, Transportation Services  
**Wards:** Ward 17 - Don Valley North

### **SUMMARY**

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

Transportation Services and Development Review are requesting approval for various parking and traffic regulations, proposed under the Assumption of services report for the development at 243-255 Consumers Road, to be implemented on William Sylvester Drive and Shinleaf Terrace. William Sylvester Drive and Shinleaf Terrace have been dedicated as public road allowances. 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 commercial/employment nature.

### **RECOMMENDATIONS**

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

1. North York Community Council prohibit parking at all times on both sides of William Sylvester Drive between Shinleaf Terrace and at a point 30.5 metres west of Consumers Road.
2. North York Community Council prohibit stopping at all times on both sides of William Sylvester Drive ,between Consumers Road and a point 30.5 metres west.
3. North York Community Council prohibit parking at all times on both sides of Shinleaf Terrace between William Sylvester Drive and Yorkland Boulevard.
4. North York Community Council authorize a compulsory stop control for northbound traffic on Shinleaf Terrace at Yorkland Boulevard.

6. North York Community Council authorize an all-way stop control at Shinleaf Terrace and William Sylvester Drive.

7. North York Community Council amend the existing traffic control signal at the intersection of Consumer Road and a point 90 metres south of Yorkland Boulevard/Private Access to be in effect at the intersection of Consumers Road and William Sylvester Drive.

## **FINANCIAL IMPACT**

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There are no financial implications associated with the adoption of this report as funding has been secured from the proponent of the development at 243-255 Consumers Road for the proposed traffic regulations. These funds were secured through a section 37 agreement.

## **DECISION HISTORY**

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Through Zoning By-law Amendment Application No. 14 208830 NNY 33 OZ and Draft Plan of Subdivision Application No. 14 229439 NNY 33 SB, the applicant proposed to amend former City of North York Zoning By-law No. 7625 and seek Draft Plan of Subdivision approval at 243-255 Consumers Road to facilitate the redevelopment of the south-west portion of the Consumers Road employment area. The redevelopment is comprised of a Porsche dealership, office space, and training facilities. Two new public roads were proposed as part of the development.

The subject development consists of a two-storey mezzanine, 5800 square metre Porsche motor vehicle dealership, Porsche Canada office and training facilities and a seven-storey parking structure with ground floor retail and restaurant uses.

In addition, the Draft Plan of Subdivision application established two new public roads. The new public roads are William Sylvester Drive and Shinleaf Terrace. An application for subdivision was submitted to create a new public road through the site connecting Yorkland Boulevard with Consumers Road. The site-specific zoning by-law contained a holding provision which requires that a "U" shaped road be conveyed to the City prior to a building being constructed on this site. The applicant proposed a different public road configuration, in an "L" shape which would run north-south from Yorkland Boulevard along the east side of the proposed automotive dealership (Shinleaf Terrace) and then east-west (William Sylvester Drive) to connect to Consumers Road. While it was a different shape than the road required in the by-law, it broke the lot into smaller parcels and improved the street network in the area. This road configuration also gave the existing office buildings a better relationship to the public realm. Both new public streets have right-of-way widths of 18.5 metres.

In its November 3 and 4, 2015 decision, City Council approved the development by adopting Item No. 2015.NY9.23. A link to the City Council decision is provided below.

<https://secure.toronto.ca/council/agenda-item.do?item=2015.NY9.23>

## COMMENTS

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The applicant was directed, as per the approved Zoning By-Law Amendment and Subdivision Applications, to install stop controls for southbound westbound traffic at the intersection of William Sylvester Drive and Shinleaf Terrace, as well as for northbound traffic at the intersection of Shinleaf Terrace and Yorkland Boulevard. 'No parking' regulations were also proposed for both new public streets, as well as a no stopping provision on William Sylvester Drive to a point 30.5m west of Consumers Road.

### Existing Conditions

William Sylvester Drive 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 8.5 metres;
- The speed limit is 50 km/h;
- There are sidewalks located on the north side of the street and on the south side for the entire length of the street.

Shinleaf Terrace is characterized by the following conditions:

- It is a two-lane, north south, unassumed roadway;
- It operates two-way traffic on a pavement width of approximately 8.5 metres;
- The speed limit is 50 km/h; and
- There are sidewalks located on both sides of the street for the entire length of the street

### Proposed Changes

As a result of the approved applications for the development proposal at 243-255 Consumer Road, changes are required to some of the existing traffic regulations on Consumers Road. These changes are necessary because 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 William Sylvester Drive and Shinleaf Terrace. As such, it is proposed that:

§ 950-1338 Schedule XXXIX: Traffic Control Signals section in Chapter 950 of the municipal code which states Consumer Road and a point 90 metres south of Yorkland Boulevard/Private Access be amended to state Consumers Road and William Sylvester Drive as the Private Access no longer exists and is now William Sylvester Drive.

Parking be prohibited at all times:

- on both sides of William Sylvester Drive, between Shinleaf Terrace and a point 30.5m west of Consumers Road;
- on both sides of Shinleaf Terrace, between Yorkland Boulevard and William Sylvester Drive.

The parking prohibitions along William Sylvester Drive and Shinleaf Terrace allow for facilitating traffic flow on these streets.

No stopping:

- on William Sylvester Drive, from Consumers Road to a point 30.5m west of the intersection of William Sylvester Drive and Consumers Road.

The stopping prohibition on William Sylvester Drive will facilitate traffic flow at this intersection.

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

- Shinleaf Terrace for southbound traffic;
- William Sylvester Drive for westbound traffic; and
- Shinleaf Terrace for northbound traffic.

Additionally, as both William Sylvester Drive and Shinleaf Terrace are two new streets dedicated as public highways, the statutory 50 km/h speed limit is in effect on both streets.

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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Grace Tesa, P. Eng.  
Director (Acting), Engineering Review, Development Review

Roger Browne, M.A.Sc., P. Eng.  
Director, Traffic Management, Transportation Services

## **ATTACHMENTS**

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Attachment 1: Drawing Number TC-01 - Traffic Control Signage and Pavement Markings - 243-255 Consumers Road

