

## **Traffic and Parking Amendments - Atria Boulevard and Ann O'Reilly Road**

**Date:** December 18, 2025  
**To:** North York Community Council  
**From:** Director (Acting), Engineering Review, Development Review  
Director, Enforcement and Street 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 Review is recommending the implementation of parking and traffic regulations for the public roads envisioned under the 2205 Sheppard Avenue East development. Through the development review process for the subject site, new public roads were proposed, namely Atria Boulevard from Sheppard Avenue East to Ann O'Reilly Road, and Ann O'Reilly Road from Atria Boulevard to its westerly terminus. The applicant has conveyed the lands for the public roads to the City of Toronto, which were dedicated as public highways by Bill 1499 (<https://www.toronto.ca/legdocs/bills/2025/bill1499.pdf>) and Bill 1500 (<https://www.toronto.ca/legdocs/bills/2025/bill1500.pdf>) at the City Council meeting held on December 16, 17 and 18, 2025. Currently there are no traffic or parking regulations on these streets. The recommended parking and traffic regulations are consistent with City policies and guidelines.

### **RECOMMENDATIONS**

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

1. North York Community Council authorize an all-way stop control at the intersection of Atria Boulevard and Ann O'Reilly Road.
2. North York Community Council prohibit northbound left turns at all times on Atria Boulevard at Sheppard Avenue East.

3. North York Community Council prohibit parking at all times on both sides of Ann O'Reilly Road, between Atria Boulevard and the west end of Ann O'Reilly Road.

4. North York Community Council prohibit stopping at all times on both sides of Atria Boulevard, between Ann O'Reilly Road and Sheppard Avenue East.

## **FINANCIAL IMPACT**

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There are no financial implications associated with the adoption of this report as the funding for the recommended parking and traffic regulations has been secured from the proponent of the development at 2205 Sheppard Avenue East. The applicant has agreed to install the signage and pavement markings on the lands as per the site plan agreement dated April 12, 2018.

## **DECISION HISTORY**

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Through Zoning By-law Amendment Application No. 06 199562 NNY 33 OZ, the applicant proposed to amend former City of North York Zoning By-law No. 7625 to change the zoning designation from Industrial-Office Business to Mixed Use. The applicant also proposed a development which contained 1095 residential units, 939 square metres of at-grade commercial space, parking facilities and two new public roads.

The existing portion of Atria Boulevard, which extends south of Sheppard Avenue East for a distance of approximately 75 metres was conveyed to the City of Toronto to become a public road at the City Council meeting held on December 16, 17 and 18, 2025. Furthermore, at the City Council meeting held on December 16, 17 and 18, 2025, part 10 of Plan 66R-26337 was conveyed to the City of Toronto to become the public road known as Ann O'Reilly Road. Atria Boulevard runs north-south from Sheppard Avenue East to Ann O'Reilly Road. Ann O'Reilly Road is a dead-end road at its western terminus and connects to Atria Boulevard at its eastern terminus. These roads have been constructed and have been dedicated as public highways but have not been assumed by the City of Toronto. There are currently no parking or traffic regulations. Atria Boulevard has right-of-way width of 23.0 metres and Ann O'Reilly Road has a right-of-way-width of 20.0 metres.

A settlement hearing was held on October 27, 2011 at the Ontario Municipal Board between the City of Toronto and Dorsay Development Corporation and an order was issued on October 16, 2014 which resolved all outstanding matters. A link to the decisions is provided below.

<https://www.omb.gov.on.ca/e-decisions/PL070048-OCT-27-2011.doc>

<https://www.omb.gov.on.ca/e-decisions/PL070048-OCT-16-2014.doc>

## COMMENTS

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The applicant was directed, as per the Site Plan Agreement, to install 'No parking' and stop control signage on Ann O'Reilly Road and No Stopping and stop control signage on Atria Boulevard as per the approved Signage and Pavement Marking Plan.

### Existing Conditions

Ann O'Reilly Road is characterized by the following conditions:

- It is a two-lane, east-west local public road that extends westerly from Atria Boulevard for a distance of approximately 140 metres
- It operates with two-way traffic on a pavement width of approximately 8.0 metres;
- It has a proposed right of way width of 20 metres
- There are sidewalks on the north side of the street that terminate on private property at the western terminus of the street

Atria Boulevard is characterized by the following condition:

- It is a two-lane north-south local public road that extends southerly from Sheppard Avenue East for a distance of approximately 75 metres
- It has a dedicated southbound right turn lane at the intersection with Ann O'Reilly Road
- It has a proposed right of way width of 23m
- There are sidewalks on both sides of the street

### Proposed Changes

As a result of the approved applications for the development proposal at 2205 Sheppard Avenue East, implementation of new parking and traffic regulations are required on the new public roads, namely Atria Boulevard and Ann O'Reilly Road. As such, it is proposed that:

- Parking be prohibited at all times on Ann O'Reilly Road to facilitate traffic flow;
- No stopping be implemented on Atria Boulevard, from Ann O'Reilly Road to Sheppard Avenue East to facilitate traffic flow; and
- Stop controls be implemented at the intersection of Atria Boulevard and Ann O'Reilly Road for eastbound and southbound traffic

Additionally, as both North-South portion of Atria Boulevard and Ann O'Reilly Road are two new streets dedicated as public highways, the statutory 50 km/h speed limit is in effect on both streets.

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

## **CONTACT**

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## **SIGNATURE**

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Marija Ilic, P. Eng.  
Director (Acting), Engineering Review, Development Review

Mike Barnet, P.Eng.  
Director, Enforcement and Street Management, Transportation Services

## **ATTACHMENTS**

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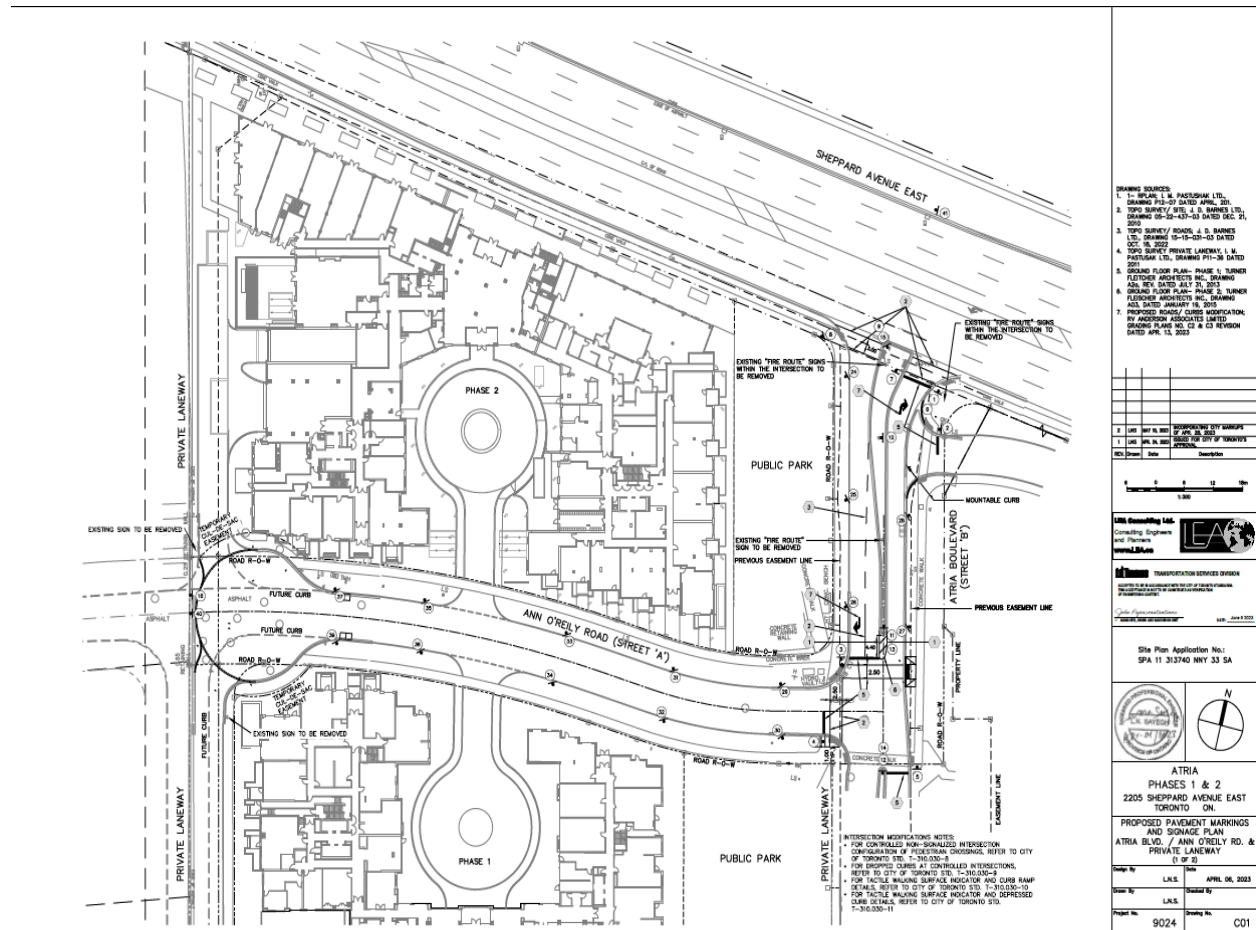
Attachment 1: Site Location

Attachment 2: Pavement Marking and Signing Plan

**Attachment 1: Site Location**



# Attachment 2: Pavement Marking and Signing Plans



**DRAWING SOURCES:**

1. PLAN: S. M. PATRISHAN LTD., DRAWING P11-07 DATED APRIL 2011
2. TOPO SURVEY: WELLS, J. & BARNES LTD., DRAWING 00-01-03-01 DATED DEC. 21, 2011
3. TOPO SURVEY: SWANSON, J. & BARNES LTD., DRAWING 00-01-03-01 DATED OCT. 16, 2011
4. SECOND FLOOR PLAN: PHASE 1, TURNER FLETCHER ARCHITECTS INC., DRAWING 15A, REV. DATED MAY 17, 2011
5. GROUND FLOOR PLAN: PHASE 2, TURNER FLETCHER ARCHITECTS INC., DRAWING 15B, REV. DATED JANUARY 18, 2011
6. PROPOSED SIGNAGE, CURB ELEVATIONS, AND SIGNAGE SCHEDULES DATED DRAWING REV. C3 & C2 REVISION DATED APRIL 12, 2013

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	APRIL 06, 2013	ISSUED FOR PERMIT
2	APRIL 06, 2013	ISSUED FOR PERMIT

**SCALE:** 1:500

**Site Plan Application No.:** SPA 11 313740 NNY 33 5A

**ATRIA PHASES 1 & 2**  
2205 SHEPPARD AVENUE EAST  
TORONTO ON

**PROPOSED PAVEMENT MARKINGS AND SIGNAGE PLAN**  
ATRIA BLDG. / ANN O'REILLY RD. & PRIVATE LANEWAY

**DATE:** APRIL 06, 2013

**PROJECT NO.:** 9024 **DRAWING NO.:** C01

### TRAFFIC SIGNS SCHEDULE

SIGN	LOCATION	QUANTITY REQUIRED	COLORS	REMARKS
	1-5, 23	6	Rb-1 (600400) WHITE REFL. LEGEND & BORDER, RED REFL. BACKGROUND.	
	6, 7, 41	3	Rb-12 (600400) RED REFL. INTERDICTIONARY SYMBOL, BLACK ARROW & BORDER, WHITE REFL. BACKGROUND.	
	8, 9	2	Wb-31 (450400) BLACK LEGEND & BORDER, YELLOW REFL. BACKGROUND.	
	10	1	Wb-23 (300400) WHITE REFL. SYMBOL & BORDER, BLACK BACKGROUND.	
	11, 12	2	Rb-28 (600750) BLACK SYMBOL & BORDER, WHITE REFL. BACKGROUND.	
	13, 14	2	Wb-33 (300400) BLACK LINES, YELLOW REFL. BACKGROUND.	Sign Wb-33 to be mounted on the same post of sign Rb-25, and below it.
	15	1	Wb-133 (450400) BLACK LINES, YELLOW REFL. BACKGROUND.	
	16	1	Wb-8 (750750) BLACK LEGEND, YELLOW REFL. BACKGROUND.	
	18, 20	2	Rb-18 (600400) RED REFL. INTERDICTIONARY SYMBOL, BLACK BORDER, WHITE REFL. BACKGROUND.	
	21, 22	2	Rb-62 (600400) RED REFL. INTERDICTIONARY SYMBOL, BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND.	
	24-28	5	Rb-58 (300300) RED REFL. INTERDICTIONARY SYMBOL, BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND.	
	29-40	12	Rb-51 (300300) RED REFL. INTERDICTIONARY SYMBOL, BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND.	

**TRAFFIC SIGNS LEGEND:**  
 POST-MOUNTED TRAFFIC SIGN  
 TRAFFIC SIGN NUMBER

### TRAFFIC SIGNS NOTES:

- ALL SIGNS ARE STEEL POST-MOUNTED, SIMILAR TO THE EXISTING POSTS ON ANN O'REILLY ROAD, UNLESS OTHERWISE INDICATED.
- SIGN #6 TO BE MOUNTED ON SAME POST OF SIGN #1 AND BELOW IT.
- SIGNS #1 TO #5, #8 TO #10, #12 TO #14, #16 TO #18 ARE EXISTING SIGNS TO BE REPLACED IF DAMAGED OR POST BACK TO BLACK.
- SIGN #1 TO BE MOUNTED ON THE SAME POST OF SIGN #3 AND SIGN #4.
- SIGNS #29 TO #40 ALONG ANN O'REILLY RD. TO BE MOUNTED ON THE EXISTING POSTS. EXISTING "NO PARKING" SIGNS TO BE REMOVED.
- EXISTING "ONE ROUTE" AND "NO PARKING" SIGNS ALONG ATRIA BLVD. TO BE REMOVED.
- EXISTING SIGNS #11 TO #15 MAY NEED TO BE REPLACED, IF DAMAGED.
- UNLESS OTHERWISE NOTED TO BE LOCATED 2.0m MINIMUM ABOVE TOP OF PAVEMENT OR TOP OF SIDEWALK, AS THE CASE MAY BE.
- EXCEPTIONS: HAZARD SIGN Rb-133.
- ALL SIGNS ARE PER "ONTARIO TRAFFIC MANUAL", LATEST EDITION.

### PAVEMENT MARKING LEGEND:

- ① 10cm SOLID YELLOW LINE
- ② 10cm SOLID WHITE LINE
- ③ 10cm WHITE LINE AT 3m x 3m CYCLE
- ④ 10cm WHITE LINE AT 3m LINE x 6m GAP CYCLE
- ⑤ 50cm SOLID WHITE LINE
- ⑥ 50cm YELLOW HATCHING AT 1.2m ON CENTRE, UNLESS SHOWN OTHERWISE
- ⑦ ARROWS AS SHOWN

- PAVEMENT MARKINGS / LINE PAINTING SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF TORONTO STANDARDS AND SPECIFICATIONS, OPSMAN 1702 AND OPSMAN 1714.
- PAINT SHALL CONFORM AND/OR BE EQUIVALENT TO ONTARIO TRAFFIC MANUAL BOOK 11 SPECIFICATION AND BIKWAY TRAFFIC CONTROL GUIDELINES FOR CANADA SECOND EDITION, FEBRUARY 2012 SPECIFICATION.
- HIGH PERFORMANCE HIGH BUILD FAST DRYING INTERDICTIONARY TRAFFIC PAINT MEETING CURRENT TRANSPORTATION OF CANADA AND ENVIRONMENT CANADA REGULATIONS.
- OPS: 1716 - WATERBORNE TRAFFIC PAINT.
- PAINT SHALL BE MANUFACTURED FROM FIRST GRADE MATERIALS, CAPABLE OF BEING APPLIED BY TRAFFIC MARKING EQUIPMENT. PAINT SHALL BE UNIFORM CONSISTENCY, SUPPLIED READY-MIXED WITHOUT ANY ADDITION OF WATER OR APPROPRIATE THINNER.
- NO MARKINGS SHALL BE PERFORMED WHEN THE TEMPERATURE IS BELOW 10° CELSIUS AND DURING RAINFALL OR FOG OR UNTIL THE SURFACE IS PERFECTLY DRY. NO MARKINGS SHALL BE DONE IF, IN THE OPINION OF THE SITE SUPERVISOR, THE CONDITIONS ARE NOT CONDUCTIVE TO PROVIDE A TOP QUALITY RESULT.
- IMMEDIATELY BEFORE APPLICATION OF THE PAINT, THE EXISTING SURFACE SHALL BE DRY AND ENTIRELY FREE FROM DIRT, GREASE, OIL ACIDS, LANTHANS OR OTHER SUBSTANCES FOR WHICH WOULD REDUCE THE BOND BETWEEN THE COAT OF PAINT AND THE SURFACE.
- THE CONTRACTOR SHALL PROVIDE AN EXPERIENCED TECHNICIAN TO SUPERVISE THE LOCATION, ALIGNMENT, LAYOUT, DIMENSION AND APPLICATION OF THE PAINT.
- ALL PAINTINGS SHALL BE PERFORMED TO THE SATISFACTION OF THE CONSULTANT BY COMPETENT AND EXPERIENCED EQUIPMENT.
- OPERATORS, LABOURERS AND ARTISANS IN A NEAT AND WORKMANLIKE MANNER.
- PROVIDE TRAFFIC CONTROL PROTECTION MEASURES WITH ADEQUATE WARNING SIGNS.
- THE CITY OF TORONTO DOES NOT RECOMMEND THE INSTALLATION OF COLD PLASTIC DURING THE WINTER SEASON, HOWEVER SHOULD INSTALLATION BE REQUIRED, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL TEMPORARY PAVEMENT MARKINGS USING ORGANIC SOLVENT BASED TRAFFIC PAINT PER OPSMAN 1712 AND INSTALL THE REQUIRED PERMANENT PAVEMENT MARKINGS BY THE SPRING UTILIZING COLD PLASTIC (OPSMAN 1714), WHEN CONDITIONS MEET THE COLD PLASTIC INSTALLATION REQUIREMENTS.