

## **Traffic Control Signals - Consumers Road and Yorkland Boulevard (North Intersection)**

**Date:** June 16, 2026

**To:** North York Community Council

**From:** Director (Acting), Engineering Review, Development Review and  
Director, Enforcement and Street Management, Transportation Services

**Wards:** Ward 17 - Don Valley North

### **SUMMARY**

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As the Toronto Transit Commission (TTC) operates a transit service on Consumers Road, City Council approval of this report is required.

The Transportation Review Unit of the Development Review Division and the Traffic Operations Unit of the Transportation Services Division are requesting approval to install traffic control signals at the north intersection of Consumers Road and Yorkland Boulevard. The traffic control signals will provide enhanced safety for all road users and are justified based on the assessment undertaken.

### **RECOMMENDATIONS**

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

1. City Council authorize the installation of traffic control signals at the intersection of Consumers Road and Yorkland Boulevard (north intersection).

### **FINANCIAL IMPACT**

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There are no financial implications resulting from the recommendation in this report in the current budget year, or in future years. Funding has been secured from the proponent of the 2135 Sheppard Avenue East development for the new traffic control signals. These funds were secured through Draft Plan of Subdivision Application No. 14 262818 NNY 33 SB.

## DECISION HISTORY

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Through Official Plan Amendment and Zoning By-law Amendment Application No. 24 245745 NNY 17 OZ, the applicant seek to permit an increase in building height for Building A from the approved 35 storeys (105.5 metres) to 43 storeys (129.5 metres), along with a corresponding increase in overall density. The applicant also proposed to amend the percentage of dwelling unit types and an increase in the total number of dwelling units. These amendments would further amend the existing Official Plan Amendment No. 695 and Zoning By-law Amendment No. 405-2024. The subject property is municipally known as 15 Smooth Rose Court and is located within the Parkside Square lands. The proposal includes a total gross floor area "GFA" of 31,519.8 square metres containing 463 dwelling units, while maintaining the remaining elements of the approved building envelope, including tower floorplate and resulting mix of dwelling unit types and sizes.

In its December 16 and 17, 2015 decision, City Council approved the development by adopting Item No. 2025.NY28.7. A link to the City Council decision is provided below.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.NY28.7>

## COMMENTS

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Through the planning approvals process, the Transportation Review unit of the Development Review Division secured new traffic control signals at the north intersection of Consumers Road and Yorkland Boulevard, as identified in the Transportation Impact Study that was submitted in support of the proposed development at 2135 Sheppard Avenue East. This request was part of Draft Plan of Subdivision Application No. 14 262818 NNY 33 SB, which considered six new development blocks, 1,100 residential units, retail uses, a 2,160 square metre public park, a public road as well as future road widenings.

### Existing Conditions

The Parkside Square Apartments at 2135 Sheppard Avenue East are located on the south side of Sheppard Avenue East, just west of Consumers Road. The property is approximately 4.4 hectares in size with frontage on Sheppard Avenue East to the north, Yorkland Boulevard to the south, Consumers Road to the east and Smooth Rose Court to the west.

Consumers Road in the vicinity of the site is characterized by the following conditions:

- It is a four-lane, north-south collector roadway
- It operates with two-way traffic on a pavement width that varies between 13.5 and 20 metres
- The daily two-way traffic volume is approximately 10,000 vehicles
- The speed limit is 50 km/h
- Heavy trucks are permitted at all times
- There is Toronto Transit Commission (TTC) service provided by the 24B, and 167A bus routes

- There are sidewalks located on both sides of the street

Yorkland Boulevard in the vicinity of the site is characterized by the following conditions:

- It is a two-lane, east-west, local roadway
- It operates with two-way traffic on a pavement width that varies between 8.5 and 14.2 metres
- The daily two-way traffic volume is approximately 2,900 vehicles
- The speed limit is 50 km/h
- Heavy trucks are permitted at all times
- There is Toronto Transit Commission (TTC) service provided by the 24B, and 167A bus routes
- There are sidewalks located on both sides of the street

Consumers Road and Yorkland Boulevard intersect to form a 'T' intersection, with right-of-way controlled by a stop sign for eastbound traffic on Yorkland Boulevard only, while Consumers Road is uncontrolled free-flow.

The adjacent land use in this area is generally comprised of mid- to high-rise commercial office buildings, emerging high-density residential developments, and a dense concentration of academic institutions that drive significant student pedestrian activity. Notable land uses include a dense cluster of academic institutions, such as Brooklyn College and Lambton College (Toronto Campus), both of which are located in the northwest quadrant of the intersection. These institutional uses are complemented by the east side of the intersection, which is characterized by several office buildings, student housing, and commercial stores that serve the high concentration of students and professionals in the area.

Along Consumers Road, adjacent traffic controls are located approximately 175 metres to the north at Sheppard Avenue East and approximately 375 metres to the south at William Sylvester Drive in the form of traffic control signals.

A map of the area is included in Attachment 1.

## **Traffic Control Signals**

To determine the need for traffic control signals at the north intersection of Consumers Road and Yorkland Boulevard, staff rely on the justification criteria as outlined in the Ontario Traffic Manual (OTM) Book 12. The OTM justification criteria includes factors such as volume of vehicles and pedestrians, delay to cross traffic, and collision history. In addition to these technical justifications, staff consider an environmental checklist which includes consideration of road width, posted speed limit, operating speeds, adjacent land uses, pedestrian desire lines and demographics, presence of a transit stop, sight lines, and distance between existing crossing opportunities.

As part of the review, staff considered vehicle and pedestrian count data collected on January 22, 2026 at the northern intersection of Consumers Road and Yorkland Boulevard. The results of the counts and collision hazard are summarized in Table 1. The "Collision hazard" criterion is based on the number of collisions potentially preventable by the installation of traffic control signals. Collision history provided by the

Toronto Police Service for the three-year period ending February 21, 2026 disclosed 10 collision(s) at the subject intersection that were potentially preventable by the installation of traffic control signals.

Table 1: Warrant Compliance - Consumers Road and Yorkland Boulevard (North Intersection)

<b>Justification</b>	<b>Compliance level</b>
Minimum vehicular volume	34%
Delay to cross traffic (pedestrians and vehicles)	60%
Collision hazard	66%

To meet the justification criteria for the installation of traffic control signals, one of the justifications must be 100 percent satisfied or both the minimum vehicular volume and delay to cross traffic justifications must be at least 80 percent satisfied. The Collision Hazard warrant is based on the number of collisions susceptible to correction by the installation of traffic control signals, and must be 100 percent satisfied. Based on the results in Table 1, the installation of traffic control signals is not justified.

Notwithstanding the numeric warrants not being met, in view of the potential safety and connectivity concerns in the subject section of Consumers Road, the installation of traffic control signals at the north intersection of Consumers Road and Yorkland Boulevard was further considered for the following reasons:

- The pedestrian generators in the immediate area, including multi-story apartment buildings fronting Consumers Road, Brooklyn College and Lambton College (Toronto Campus), that attract pedestrians to cross the street.
- The presence of the transit stops in the southbound direction on Consumers Road and both eastbound and westbound directions on Yorkland Boulevard that attract pedestrians to cross the street.
- The long spacing between existing traffic control signals on Consumers Road (approximately 550 metres).
- The observed pedestrian preferred path between the dense concentration of academic institutions located west of Consumers Road and the commercial stores and restaurants located east of Consumers Road, reflecting student pedestrian travel patterns in the area. Based on pedestrian count data collected on January 22, 2026, a total of 152 pedestrians crossed from the east approach and 174 pedestrians crossed from the west approach.

In considering the above environmental factors, it is recommended that traffic control signals be installed at the north intersection of Consumers Road and Yorkland Boulevard as it will provide enhanced safety for all road users.

## **Consultation with TTC**

TTC does not support the proposed signalized north intersection at Consumers Road and Yorkland Boulevard. TTC has noted that the proposed signal is expected to increase delay to bus operations along this corridor. As there is no planned stop integration, no operational benefit has been identified from a TTC perspective.

Transportation Review and Traffic Operations support the proposed signalized north intersection at Consumers Road and Yorkland Boulevard, notwithstanding the concerns raised by TTC.

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

## **CONTACT**

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Luigi Nicolucci, Manager, Transportation Review North York and Etobicoke-York, Development Review Division, 416-394-8412, [Luigi.Nicolucci@toronto.ca](mailto:Luigi.Nicolucci@toronto.ca)

Shawn Dillon, Manager Traffic Operations (Area 2), Transportation Services, 416-394-8409, [Shawn.Dillon@toronto.ca](mailto:Shawn.Dillon@toronto.ca)

## **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: Map - Traffic Control Signals - Consumers Road and Yorkland Boulevard (North Intersection)

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