

The Regional Municipality of York

Regional Council
Transportation Services
September 29, 2022

Report of the Commissioner of Public Works

Request for Traffic Signals Woodbine Avenue Woodbine Employment Lands Town of East Gwillimbury

1. Recommendations

1. Traffic signals not be installed on Woodbine Avenue between Green Lane and Mount Albert Road for the Woodbine Employment Lands in the Town of East Gwillimbury.
2. The Regional Clerk forward this report to the Clerk of the Town of East Gwillimbury.

2. Summary

This report responds to a developer's request and a resolution received from Town of East Gwillimbury (Attachment 1) endorsing unwarranted traffic signals proposed on Woodbine Avenue, located at the southern site entrance to the Woodbine Employment Lands, subject to being fully funded by the developer.

Key Points:

- Developer is requesting traffic signals on Woodbine Avenue to facilitate anticipated high-turning truck volumes, including long-combination vehicles, entering and exiting the southern site entrance of the Woodbine Employment Lands site
- Town of East Gwillimbury is endorsing the traffic signals request, subject to being fully funded by the developer
- Proposed traffic signals requested do not satisfy the Region's Traffic and Pedestrian Signal Policy criteria
- Past installations of traffic signals not satisfying Policy criteria and approved by Council have been fully funded by the requesting party
- The Region's Traffic and Pedestrian Signal Policy acknowledges Council has authority to approve traffic signals that do not satisfy Policy criteria

3. Background

June 2015, Council adopted the updated Traffic and Pedestrian Signal Policy

The Region's Traffic and Pedestrian Signal Policy (Policy) is consistent with Ministry of Transportation of Ontario traffic signal warrant criteria and directly references Ontario Traffic Manual Book 12 entitled Traffic Signals. This publication provides for a consistent approach to be used across the province to determine appropriate installation of traffic signals. The Policy acknowledges Council has authority to approve traffic signals that do not satisfy Policy criteria.

Developer of the Woodbine Employment Lands is requesting Council approve unwarranted traffic signals on Woodbine Avenue

On [September 8, 2022](#), Rice Group (the developer) presented a deputation to Committee of the Whole, advising Regional staff is working with Rice Group on a site plan application on Woodbine Avenue between Green Lane and Mount Albert Road for an advanced logistics distribution centre. The developer is proposing unwarranted traffic signals at their cost to facilitate ingress and egress of significant truck movements.

Town of East Gwillimbury is endorsing installation of the traffic signals, subject to the developer fully funding them

On September 8, 2022, the Regional Clerk received a council resolution from the Town of East Gwillimbury. The resolution endorses unwarranted traffic signals proposed on Woodbine Avenue located at the southern site entrance to the Woodbine Employment Lands, subject to being fully funded by the developer.

Past installations of traffic signals not satisfying Policy criteria have been fully funded by the requesting party

When requested unwarranted signals have been installed, Council's practice has been to approve installation conditional on all costs being fully recovered from the property owner.

4. Analysis

Traffic signals are requested for the Woodbine Employment Lands development entrance on Woodbine Avenue in the Town of East Gwillimbury

The Woodbine Employment Lands development is proposing two industrial warehouse buildings (Buildings A and B) with ancillary office use and truck and passenger car parking and loading spaces. The proposed buildings will be served by two accesses each (four total) consisting of one truck access and one general access for each building. Construction of Building A is planned under Phase 2 by 2031, and construction of Building B is planned under Phase 1 by 2026.

Signalization of the Building B Truck Access is requested by the developer, and endorsed by the Town of East Gwillimbury, to facilitate anticipated high truck turning volumes, including long-combination vehicles entering/exiting the site. A location map showing the proposed development and access points, including the proposed traffic signal, is highlighted in Attachment 2.

Proposed traffic signals request does not satisfy the Region's Traffic and Pedestrian Signal Policy criteria

Based on a Traffic Impact Study prepared by the developer's consultant, the proposed traffic signals on Woodbine Avenue located at the southern site entrance to the Woodbine Employment Lands do not satisfy warrants established in York Region's Traffic and Pedestrian Signal Policy.

5. Financial

The cost to install traffic signals at a typical intersection is about \$250,000, subject to final design. Annual operating costs are about \$7,800. Should the unwarranted traffic signals be approved, as per the Council-approved policy, the property owner would be responsible to fully fund the installation and operating and maintenance costs for ten years. All costs are non-refundable.

6. Local Impact

Traffic and pedestrian signals balance alternating right-of-way between all road users and facilitate access to local communities and private properties. The Town of East Gwillimbury endorses the unwarranted traffic signals proposed, subject to being fully funded by the developer.

Based on a Traffic Impact Study prepared by the developer's consultant, the proposed traffic signals on Woodbine Avenue at the Woodbine Employment Lands southern site entrance would operate well during rush hours, safely and with minimal delay introduced to commuter traffic.

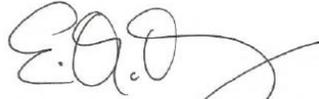
7. Conclusion

Traffic signals are being requested on Woodbine Avenue for the southern site entrance to the Woodbine Employment Lands to facilitate anticipated truck turning volumes, including long-combination vehicles entering and exiting.

The requested traffic signals do not satisfy the Region's Traffic and Pedestrian Signal Policy criteria and as such, staff do not recommend traffic signals be installed.

For more information on this report, please contact Joseph Petrunaro, Director Roads and Traffic Operations, at 1-877-464-9675 ext. 75220. Accessible formats or communication supports are available upon request.

Recommended by:



Erin Mahoney, M. Eng.
Commissioner of Public Works

Approved for Submission:



Bruce Macgregor
Chief Administrative Officer

September 14, 2022
Attachments (2)
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