

COMMITTEE OF THE WHOLE - MARCH 26, 2007

REGION OF YORK TRAFFIC REVIEW- WESTON ROAD AND VILLA ROYALE AVENUE

Recommendation

Councillor Bernie DiVona recommends:

1. The City of Vaughan receives the letter dated March 7, 2007 from Villa Royale Shopping Centre Inc. and requests the Region of York to review and complete a traffic control study in the vicinity of the above referenced intersection.
2. That the City of Vaughan Council, acknowledge concerns raised by the local shopping centre, residents of Vellore with respect to volume of traffic, turning delay, pedestrian safety, and therefore supports the request for the Regional Municipality of York to complete a traffic control study including options, costs, and opportunities to address the traffic and pedestrian safety matters raised.
3. It is further requested, that the Regional Municipality of York, consults with the City of Vaughan Engineering Department and produce a report at the earliest opportunity, no later than the end of May 2007.

Economic Impact

No financial impact.

Purpose

To request a traffic study review of Weston Road and Villa Royale Avenue to address traffic, pedestrian safety.

Background - Analysis and Options

Since 2002 the area Vellore community has grown substantially and vehicular traffic has increased. A secondary school, community centre, and several shopping plazas now operate in the vicinity of Weston Road and Villa Royale Avenue. Concerns have been raised with respect to lack of traffic signalization at the intersection of Weston Road and Villa Royale Avenue, pedestrian safety crossing to attend both the secondary school and community centre from an adjacent walkway, and vehicular access, turning delay, to the shopping plaza.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

The traffic review will ensure the necessary and appropriate attention, examination and execution of traffic controls will be put in place to address both vehicular and pedestrian safety.

Attachments

Letter from Villa Royale Shopping Centre Inc. dated March 23, 2007.

Report prepared by:

Councillor Bernie DiVona, ext. 8339.

Respectfully submitted,

Bernie DiVona
Councillor – Ward 3

VILLA ROYALE SHOPPING CENTRE INC.

3300 Highway No. 7
Suite 350
Vaughan, Ontario
L4K 3M3

March 7, 2007

The Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L1Y 6Z1

RECEIVED MAR 13 2007

Attention: Mr. Faris Georgis, P.Eng.
Manager, Development Review and Planning

Dear Sir:

RE: Commercial Facility at 9750 Weston Road
(northwest corner of Weston Road and Villa Royale Avenue)
Block 106, Plan 65M-3476, (formerly, Part Lot 9, Concession 6)
City of Vaughan

AND RE: Regional Municipality of York File No. SP-V-039-01
City of Vaughan File No. D.A. 01-034

We are writing to you on behalf of the owner and occupier of the above noted property to express our concerns with respect to access and traffic controls at the above referred to property.

Background

We are the owners of the above referred to commercial plaza which contains a convenience commercial plaza and appurtenant buildings covering approximately 30,000 square feet. This facility was built in 2002. We have been approached by the Tenants and owners of the businesses within the plaza who have expressed concerns relating to the vehicular access and traffic controls on Weston Road in the area of the plaza. Access to the plaza is by way of a right-in right-out driveway situated at the north-end and also by way of a full turn driveway at the south-end of the property onto Villa Royale Avenue (see the enclosed copy of the site plan). Weston Road at the subject location is divided by a median except for the opening immediately in the vicinity of Villa Royale Avenue which permits northbound traffic to go west onto Villa Royale Avenue and southbound traffic to turn right onto Villa Royale Avenue or directly into the plaza on the northerly driveway.

Concerns

1. Lack of Traffic Signal at the intersection of Weston Road and Villa Royale Avenue

Because of the heavy traffic on Weston Road, left turns are very dangerous at the location and potential customers are inhibited in entering the plaza via Villa Royale Avenue and are prohibited from entering the plaza at the north-end because of the median along Weston Road.

2. Dangerous Pedestrian Access

My customers using the subject plaza originate from the nearby community complex containing a community centre and high school which is situated at the south of Villa Royale Avenue and elementary school situated immediately on the east side of Weston Road. Any younger pedestrian originating from the nearby elementary school have attempted to cross Weston Road at the subject location. Several serious traffic mishaps have been reported involving children.

3. Vehicular Access

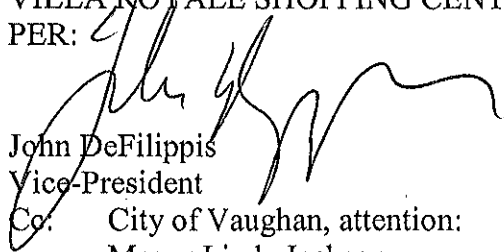
All the tenants of the subject plaza have signed a petition which has been sent to the City of Vaughan as well as the Region of York requesting that the median be opened at the north end of the subject lands to permit access at such location. The Tenants are convinced that their businesses are failing because of unsafe vehicular access and traffic patterns which are designed to promote high speed through traffic, rather than community uses.

Both the owners and occupiers of the plaza are convinced that more pedestrian-friendly environment must be created in the area of the plaza to support a diverse community based land uses with safer pedestrian and vehicular access.

We point out that a number of businesses have already failed within the shopping plaza and that vacancy rate remains very high. We feel that one of the principal causes of this is the uncontrolled traffic environment. The turning lane at the plaza combined with a utilized intersection at the corner of Weston Road and Villa Royale Avenue will go a long way to alleviating concerns of the business owners and making the intersection safer for both pedestrian access and vehicular access while at the same time not unduly inhibiting the north-south traffic along Weston Road.

We respectfully request that you review the traffic control facilities at the vicinity of the subject property to improve safer vehicular and pedestrian access.

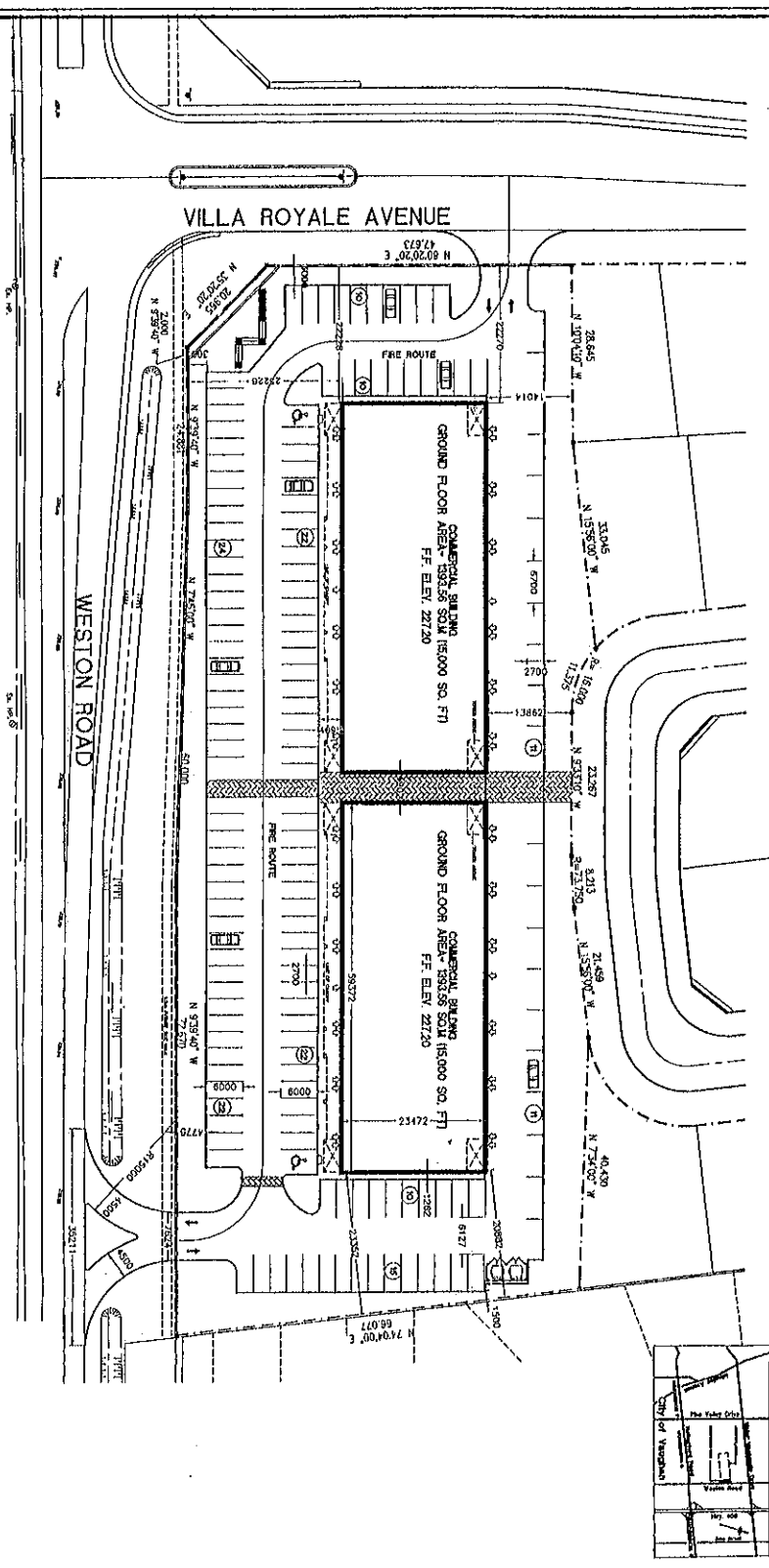
Yours very truly,
 VILLA ROYALE SHOPPING CENTRE INC.
 PER:



John DeFilippis
 Vice-President

Co: City of Vaughan, attention:
 Mayor Linda Jackson
 Regional Councillor, Joyce Frustaglio
 Regional Councillor, Mario Ferri
 Regional Councillor, Gino Rosati
 Councillor, Bernie DiVona
 Michael DeAngelis, City Manager
 Marco Ramuno, Director Development Planning
 Bill Robinson, Commissioner of Engineering & Public Works
 Michael Won, Director of Engineering

THIS IS SCHEDULE 'A' TO AGREEMENT.
 FOR SPECIFIC DETAILS REFER TO LARGE SCALE
 DRAWINGS DEPOSITED WITH THE CITY OF VAUGHAN BUILDING DEPARTMENT.



<p>DATE: 11-11-2001 DRAWN BY: J. J. J. J. CHECKED BY: J. J. J. J. PROJECT: PROPOSED COMMERCIAL PLAZA SHEET: WESTON ROAD SITE PLAN DA-01034</p>	<p>SCALE: 1"=300' DATE: JULY 11-2001 PROJECT NUMBER: 01-025</p>	<p>DATE: JULY 11-2001 SHEET NUMBER: SP-1</p>
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