



STAFF REPORT ACTION REQUIRED

Lane and Sidewalk Closure – Yonge Street

Date:	October 30, 2008
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 27
Reference Number:	Ts08202te.top.doc

SUMMARY

Aura at College Park is building a 75-storey condominium at 382-388 Yonge Street, on the north-west corner of Yonge Street and Gerrard Street West. For this reason, Transportation Services must close the sidewalk on the west side of Yonge Street for 57 months.

Transportation Services must also close the north sidewalk and the eastbound and westbound bicycle lanes on Gerrard Street West for 57 months. This issue is dealt with in a companion report “Lane and Sidewalk Closure - Gerrard Street West” requiring Toronto and East York Community Council approval.

RECOMMENDATIONS

Transportation Services recommends that City Council approve the following actions:

Subject to approval of the Site Plan Agreement and site-specific By-law amendments for the site to be known as 382-388 Yonge Street:

1. close the sidewalk on the west side of Yonge Street between Gerrard Street West and a point 69 metres north of Gerrard Street West, from January 2, 2009, to September 30, 2013;
2. during this period, implement “No Stopping Anytime” on the west side of Yonge Street, between Gerrard Street West and a point 82 metres north of Gerrard Street West;

3. during this period, remove the existing “No Parking Anytime” regulation on the west side of Yonge Street, between Gerrard Street West and a point 82.0 metres north of Gerrard Street West;
4. during this period, remove the existing “No Stopping, 7:30 a.m. to 9:30 a.m. Monday to Friday except Public Holidays” regulation on the west side of Yonge Street, between Gerrard Street West and a point 82.0 metres north of Gerrard Street West; and
5. return Yonge Street to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Aura at College Park will bear the costs.

DECISION HISTORY

The Ontario Municipal Board, by its decision No. 2871, issued November 2, 2007, and March 3, 2008, has approved amendments to the Zoning Bylaws, including Site Specific Bylaw No. 840.78. On October 16, 2008, the City issued revised Notice of Approval conditions regarding the proposed 75-storey condominium. Site plan agreements and a revised Site Specific Bylaw are currently being executed by City staff.

ISSUE BACKGROUND

Transportation Services has received an application from Aura at College Park for a temporary closure of the west sidewalk on Yonge Street between Gerrard Street West and a point 69.0 metres north of Gerrard Street West, to use as a construction staging area to construct this development. Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. This closure will be in effect for 57 months and needs City Council’s approval.

COMMENTS

Yonge Street, between Gerrard Street West and a point 69 metres north of Gerrard Street West, varies between 11 and 16.8 metres wide and operates two-way with two traffic lanes in each direction and a southbound right-turn lane approaching Gerrard Street West. There is an existing “No Parking Anytime” regulation on both sides of the street, a “No Stopping, 7:30 a.m. to 9:30 a.m., Monday to Friday” regulation on the west side, and a “No Stopping, 3:30 p.m. to 6:30 p.m., Monday to Friday” regulation on the east side of the street. The T.T.C. No. 97B bus route uses this portion of Yonge Street. All traffic lanes will be maintained for the duration of the project by changing the pavement markings on the street.

Reasons for the partial road closure

Developing this property means excavating the entire site to a depth of 21 metres. The applicant needs a construction staging area within the road allowance on the west side of Yonge Street. Pedestrians will be redirected into a temporary walkway beside the construction staging area.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
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LIST OF ATTACHMENTS

(1) Drawing No. 421F-9462, dated October, 2008

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