



**STAFF REPORT  
ACTION REQUIRED**

**Construction Staging Area – Sherway Gardens Road**

<b>Date:</b>	May 25, 2016
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Transportation Services – Etobicoke York District
<b>Wards:</b>	Ward 5 - Etobicoke-Lakeshore
<b>Reference Number:</b>	p:\2016\Cluster B\TRA\EtobicokeYork\eycc160103-to

**SUMMARY**

EllisDon Corporation is expanding Sherway Gardens by demolishing 4,000m<sup>2</sup> of existing floor area presently occupied by Sporting Life, replacing it with a 12,500 m<sup>2</sup> Nordstrom Store and a three-storey parking garage. The subject site is located on the north side of Sherway Gardens Road, opposite Sherway Gate.

The Sherway Gardens site is regulated by By-law No. 1204-2007 (OMB), and currently consists of a one-storey shopping mall providing a gross floor area of 115,910 m<sup>2</sup>. The by-law allows the site to develop up to 157,930 m<sup>2</sup> of retail-commercial gross leasable area. The westbound lanes on the north side of Sherway Gardens Road between Sherway Gate and a point 61 metres further east will need to be closed for a period of six months with this construction work. Two-way traffic will be maintained at all times on the south side of Sherway Gardens Road consisting of lane in each direction. A pedestrian walkway will be maintained on the north side Sherway Gardens Road, fronting the construction staging area.

**RECOMMENDATIONS**

**Transportation Services recommends that Etobicoke York Community Council approve the following actions:**

1. The occupation of the westbound lanes on the north side of Sherway Gardens Road between Sherway Gate and a point 61 metres further east, from June 1, 2016 to November 30, 2016, as shown on the attached drawing.
2. Direct that Sherway Gardens Road be returned to its pre-construction traffic when the project is complete.

## **Financial Impact**

There is no financial impact on the City. EllisDon Corporation is responsible for all costs, including payment of fees to the City for the occupancy of the right-of-way. Based on the area enclosed and projected duration of the closure, these fees will be approximately \$82,508.40

## **ISSUE BACKGROUND**

Transportation Services has received an application from EllisDon Corporation for a temporary closure of the westbound lanes on the north side of Sherway Gardens Road, between Sherway Gate and a point 61 metres further east. 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 six months and requires Community Council's approval. The westbound curb lane on the north side of Sherway Gardens Road between a point 46.5 metres east of Sherway Gate and a point 120.5 further east was previously closed from May 1, 2015 to May 31, 2016 for the same construction project but by a different contractor (PCL Constructors Inc. Toronto).

## **COMMENTS**

Sherway Gardens Road, between Sherway Gate and a point 61 metres east thereof, is 14 metres wide "collector" road that operates two-way with two lanes in each direction. An all-way stop control exists at the intersection of Sherway Gardens Road and Sherway Gate. A map of the area is Attachment 1.

## **Reasons for the partial road closure**

Expanding this property means excavating the site to a depth of approximately eight metres. The applicant needs a construction staging area within the City right-of-way in order to expand the mall and construct the parking garage. A pedestrian walkway will be maintained on the north side of Sherway Gardens Road, fronting the construction staging area.

## **CONTACT**

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## **SIGNATURE**

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Steven T. Kodama, P.Eng.  
Director, Transportation Services - Etobicoke York District

## **LIST OF ATTACHMENTS**

Attachment 1:           Map