Construction Staging Area – Gould Street

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<th>Date:</th>
<th>August 21, 2012</th>
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<td>To:</td>
<td>Toronto and East York Community Council</td>
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<td>From:</td>
<td>Acting Director, Transportation Services Toronto and East York District</td>
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<td>Wards:</td>
<td>Toronto-Centre Rosedale, Ward 27</td>
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**SUMMARY**

This staff report is about a matter for which Toronto and East York Community Council has the delegated authority from City Council to make a final decision.

EllisDon Corporation is constructing a 9-storey building at No. 341 Yonge Street, on the northeast corner of Yonge Street and Gould Street. They need to close the north sidewalk on Gould Street in order to do their work.

EllisDon Corporation also needs to close the sidewalk and curb lane on the east side of Yonge Street. This matter is dealt with in a companion report "Construction Staging Area – Yonge Street" requiring City Council approval.

**RECOMMENDATIONS**

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the north sidewalk on Gould Street, between Yonge Street and O'Keefe Lane, from September 24, 2012 to May 31, 2014.

2. Direct that Gould Street be returned to its pre-construction traffic and parking regulations 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 $28,400.00.
DECISION HISTORY
City Council, at its meeting on November 29, 2011, adopted Item TE11.9 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, for the lands at Nos. 341-355 Yonge Street.

ISSUE BACKGROUND
Transportation Services has received an application from EllisDon Corporation for a temporary closure of the sidewalk on the north side of Gould Street, between Yonge Street and O'Keefe Lane. 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 19 months and needs Toronto and East York Community Council’s approval.

COMMENTS
Gould Street, between Yonge Street and O'Keefe Lane, is 8.5 metres wide and operates two-way. Both sides of the street are regulated by a "No Stopping Anytime" restriction. There are no TTC routes on Gould Street. Gould Street is closed to vehicular traffic just east of O'Keefe Lane.

The Ward Councillor has been consulted on this application.

Reasons for the partial road closure
Developing this property means excavating the entire site to a depth of 7 metres. Therefore, the applicant needs a construction staging area within the road allowance in order to construct the building.

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SIGNATURE
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Acting Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS
(1) Drawing No. 421G-0816, dated August 2012