



STAFF REPORT ACTION REQUIRED

Construction Staging Area – No. 1994 Yonge Street

Date:	September 26, 2012
To:	Toronto and East York Community Council
From:	Acting Director, Transportation Services Toronto and East York District
Wards:	St. Paul's, Ward 22
Reference Number:	Ts2012183te.top.doc

SUMMARY

Transportation Services is requesting authority to close a section of the west sidewalk and curb lane on Yonge Street and establish a temporary pedestrian walkway in the west curb lane.

Sunset Flora Builders Corp. is constructing a 10-storey condominium at No. 1994 Yonge Street. This project requires a temporary sidewalk and lane closure for a period of 19 months to enable construction to proceed.

This work also requires closing sections of the sidewalk and road on Glebe Road West. These matters are dealt within a companion report "Construction Staging Area – Glebe Road West" requiring Toronto and East York Community Council approval.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the closure of the west sidewalk and curb lane on Yonge Street, between a point 13.5 metres north of Glebe Road West and Belsize Drive, from December 1, 2012 to June 30, 2014.
2. City Council approve the implementation of a "No Stopping Anytime" regulation on the west side of Yonge Street, between a point 13.5 metres north of Glebe Road West and Belsize Drive, from December 1, 2012 to June 30, 2014.
3. City Council adjust the existing "No Stopping, 7:00 a.m. to 9:00 a.m., Monday to Friday except Public Holidays" regulation on the west side of Yonge Street, from a point 30 metres south of Chaplin Crescent to a point 30.5 metres north of Soudan

Avenue, to be in effect from a point 30 metres south of Chaplin Crescent to Belsize Drive, and from a point 13.5 metres north of Glebe Road West and a point 30.5 metres north of Soudan Avenue, from December 1, 2012 to June 30, 2014.

4. City Council direct that Yonge 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. Sunset Flora Builders Corp. 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 \$14,700.00.

DECISION HISTORY

With respect to lands known as Nos. 1994-2008 Yonge Street and No. 17 Glebe Road West, on August 27, 2010, City Council approved site specific By-law No. 999-2010 to amend Zoning By-Law No. 438-86 of the former City of Toronto. Currently, the site plan for this location is under review by City staff.

ISSUE BACKGROUND

Transportation Services has received an application from Sunset Flora Builders Corp. for a temporary closure of the sidewalk and curb lane on the west side of Yonge Street, between Glebe Road West and Belsize Drive. They have also requested a temporary closure of sections of the sidewalk and road on Glebe Road West. Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. These closures will be in effect for 19 months. Therefore, the closure on Yonge Street needs City Council approval and the closure on Glebe Road West needs Toronto and East York Community Council approval.

COMMENTS

Yonge Street consists of two northbound and two southbound traffic lanes in the vicinity of the staging area. The curb lanes on both sides of the road are generally wide enough to allow for parking and through traffic. However, there are no parking spaces on the west side of Yonge Street in the vicinity of the staging area due to driveways, a fire hydrant and a standing prohibition for a TTC stop at Belsize Drive. Stopping is prohibited on the west side of Yonge Street during the weekday morning peak period, and on the east side during the weekday afternoon peak period. There is pay-and-display parking on the east side of Yonge Street during the day, outside the afternoon peak period. The TTC route No. 97 operates on Yonge Street.

The proposed construction staging area will require temporarily closing a portion of the southbound curb lane on Yonge Street fronting the site. However, two southbound through lanes can be maintained by narrowing the northbound and southbound lanes to 3.5 metres, and by prohibiting Stopping on the west side of Yonge Street in the vicinity of the staging area. This will not result in the loss of any parking spaces, and the TTC stop on the west side of Yonge Street at Belsize Drive will be maintained.

The proposed construction staging area on Glebe Road West is dealt within a companion report "Construction Staging Area – Glebe Road West" requiring Toronto and East York Community Council approval.

Reasons for the partial road closure

Developing this property means excavating the entire site. The applicant needs a construction staging area within the road allowance in order to construct the building.

The Ward Councillor has been advised about this application.

CONTACT

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SIGNATURE

Jacqueline White, P.Eng.
Acting Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

(1) Drawing No. 421G-0842, dated September 2012

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