



**STAFF REPORT
ACTION REQUIRED**

Construction Staging Area – 3018 Yonge St

Date:	August 2, 2013
To:	North York Community Council
From:	Director, Transportation Services North York
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	<i>ny13094</i>

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Yonge Street, City Council approval of this report is required.

To obtain approval for temporary lane closures of the west curb lane and sidewalk on Yonge Street fronting 3018 Yonge Street and establish a temporary pedestrian walkway in the closed lane.

Lanterra (Yonge Lawrence) Limited is building a Thirteen Storey Condominium Residential Facility at No. 3018 Yonge St. This project requires a temporary west sidewalk and one southbound lane closure for a period of 24 months to enable construction to proceed. All existing lanes of traffic will be maintained, two northbound and two southbound lanes. These lanes are maintained by narrowing traffic lanes to 3.5 metres wide for curb lanes and 3.25m for interior lanes from the existing width of 3.5 metres, plus the removal of eight Toronto Parking Authority parking spaces on the east side of Yonge Street and three Toronto Parking Authority spots located in the west side of Yonge Street.

RECOMMENDATIONS

Transportation Services, North York District recommends that City Council:

1. Approve the closure of the west sidewalk and curb lane on Yonge Street, between a point 36 metres south of Lawrence Ave and a point 54.9 metres further south, from October 31, 2013 to October 31, 2015.

2. Approve the implementation of a "No Stopping Anytime" regulation on the east side of Yonge Street, between of point 52 metres north of Lympstone Avenue and Lawrence Avenue, from October 31, 2013 to October 31, 2015.
3. Approve the implementation of a "No Stopping Anytime" regulation on the west side of Yonge Street, between Lawrence Avenue West and a point 105 metres south of Lawrence Avenue West, from October 31, 2013 to October 31, 2015.
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. All costs to be borne by Lanterra (Yonge Lawrence) Limited.

ISSUE BACKGROUND

Transportation Services has received an application from Lanterra (Yonge Lawrence) Limited for a temporary closure a section of the west sidewalk and curb lane on Yonge St. This closure will be in effect for twenty four months and the sidewalk closure is needed to facilitate construction. In order to maintain pedestrian movements, a temporary sidewalk will be located in the southbound curb lane.

COMMENTS

No. 3018 Yonge St is located on the west side of Yonge Street, 45 metres south of Lawrence Avenue. Yonge Street is a 16.6 metre-wide, major arterial roadway that consists of two northbound and two southbound lanes with metered parking in both curb lanes. The Toronto Transit Commission (TTC) operates a bus route on this section of Yonge Street.

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.

In order to maintain public safety for pedestrians and motorists, a physical barrier between the construction site and public is required. Therefore, a staging area has been proposed for construction vehicles and equipment in the west sidewalk on Yonge Street fronting this address. The sidewalk on the west side of Yonge Street fronting this location is 5 metres wide. This closure will provide the means required to maintain public safety and the delivery of materials and equipment while under construction.

Pedestrians will be diverted to a protected pedestrian walkway that will be constructed in the south bound curb lane with the use of concrete jersey barriers and overhead protection with lighting.

The existing two northbound and two southbound lanes will be maintained by narrowing the two outside lanes to 3.5 metres wide for buses and 3.25 metres wide for interior lanes. Stopping will be prohibited on the east side and west side of Yonge Street in the vicinity of the staging area. Parking is currently permitted in this area under Toronto Parking Pay and Display. Metered parking located in the southbound and northbound lanes on Yonge St are to be removed to accommodate the realignment of lanes for staging purposes. All costs associated to the removal will be borne by Lanterra (Yonge Lawrence) Limited.

The Ward Councillor has been advised of the recommendation.

CONTACT

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SIGNATURE

Kyp Perikleous
Director

ATTACHMENTS

Map Attachment 1: Map – Construction Staging – 3018 Yonge St
Map Attachment 2: Map – Detail Plan/Staging Area – 3018 Yonge St