



**STAFF REPORT
ACTION REQUIRED**

Construction Staging Area – Yorkdale Road

Date:	May 15, 2014
To:	North York Community Council
From:	Director, Transportation Services, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	<i>p:/2014/ClusterB/TRA/NorthYork/ny14061</i>

SUMMARY

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

To obtain approval for the temporary lane closure of the south curb lane and sidewalk on the west side of Yorkdale Road fronting Yorkdale Mall and to rescind the existing westbound left turn prohibition at the intersection of Yorkdale Road/Access to Highway 401 East and Westbound/Yorkdale Mall Entrance to allow for alternate routing and to provide a secondary access to Yorkdale Mall during the mall expansion and lane closure.

The Yorkdale Mall East expansion will consist of building a three level department store along with five levels of parking below the retail store. This commercial facility will require an excavation depth from the street level of approximately 13 metres. The building will be fully enclosed. This project requires one southbound lane closure and the closure of the west side sidewalk for a period of 28 months to enable construction to proceed.

RECOMMENDATIONS

Transportation Services, North York District recommends that:

1. City Council approve the closure of the west side sidewalk and southbound curb lane on Yorkdale Road, between William R. (W.R.) Allen Road off-ramp intersection and Highway 401 on-ramp-Yorkdale access, from April 1, 2014 to August 1, 2016;

2. City Council approve the deletion of the existing westbound left turn prohibition at the intersection of Yorkdale Road and Highway 401 on-ramp-Yorkdale Mall access, from May 1, 2014 to August 1, 2016; and
3. City Council direct that Yorkdale Road be returned to its pre-construction traffic and left turn regulations when the project is complete.

Financial Impact

There is no financial impact to the City. All costs to be borne by the developer, including payment of fees to the City for the occupancy of the right-of-way.

ISSUE BACKGROUND

Transportation Services has received an application from BA Consultants on behalf of Yorkdale Mall (Oxford Properties Group) for temporary closure of a section of the west side sidewalk and southbound curb lane on Yorkdale Road. This closure will be in effect for 28 months. The sidewalk and lane closure is required to facilitate construction of the Yorkdale Shopping Mall East expansion project.

The expansion will be located on the east side of the site adjacent to the W.R. Allen Road and will generally occupy the area taken up by the existing above grade parking garage. It will consist of approximately 29,547 square metres gross leasable floor area, including a new three-level department store and additional retail space.

It should be noted that Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits up to 30 days for private construction. As this closure will be in effect for over a two-year period, City Council approval is required.

COMMENTS

The south leg of the intersection of Yorkdale Road and the Yorkdale Mall south access consists of a designated right turn channel and a designated left turn lane. The north leg of the intersection consists of a designated right turn lane, designated left turn lane and a designated shared through and left turn lane.

The development is generally well served by access to Highway 401, the W.R. Allen Road and Dufferin Street. It is also well served by public transit by virtue of its direct connection with the Yorkdale Station on the Spadina subway line, a GO Transit Bus Terminal and several Toronto Transit Commission bus routes.

In order to achieve the new mall expansion, excavation of the entire site and demolishing the existing parking structure will be required. As such, the applicant has provided a construction staging plan/area that will require the occupancy of a portion of the roadway and the municipal boulevard/sidewalk (road allowance) in order to construct the retail stores.

The proposed construction staging area will require west side sidewalk and southbound curb lane closure along Yorkdale Road, between W.R. Allen Road off-ramp intersection and Highway 401 on-ramp-Yorkdale access. Yorkdale Road operates as two-way with a three lane cross section. There are no driveways within this section of the lane closure and temporary access to the work zone will be maintained.

In addition to the above, the traffic management plan indicates that Yorkdale Mall access at the intersection of Yorkdale Road and Highway 401 on-ramp-Yorkdale Mall access will be closed to general purpose traffic and will only be maintained for construction access. Therefore, to re-route traffic that normally utilize this Yorkdale Mall access, Yorkdale Mall has requested that the existing westbound Left Turn Prohibition at this location be rescinded to allow vehicles the rerouting and to provide access to other key access points to the mall which should improve traffic management along Yorkdale Road during the period of construction.

Accordingly, staff has concluded that the request from Yorkdale Mall (Oxford Properties Group) is appropriate and as such the west side sidewalk and southbound curb lane closure associated with the Yorkdale mall expansion be granted.

The Ward Councillor has been advised of the recommendation.

CONTACT

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SIGNATURE

Kyp Perikleous
Director

ATTACHMENTS

Attachment 1: Map – Yorkdale Road Construction Staging Area – South side walk and curb lane Closure