



**STAFF REPORT  
ACTION REQUIRED**

**Construction Staging Area – 3246 Lake Shore Boulevard West**

<b>Date:</b>	March 12, 2015
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Transportation Services – Etobicoke York District
<b>Wards:</b>	Ward 6 - Etobicoke-Lakeshore
<b>Reference Number:</b>	p:\2015\Cluster B\TRA\EtobicokeYork\eycc150062-to

**SUMMARY**

PCL Constructors Canada Inc. (Toronto) is constructing a 2,053 m<sup>2</sup> student athletic facility, to be used in conjunction with Humber College's Lake Shore campus, on the north side of Lake Shore Boulevard West at 3246 Lake Shore Boulevard West. The sidewalk, boulevard, bike lane and parking lay-by area on the north side of Lake Shore Boulevard West between a point 17 metres east of Twenty-Fourth Street and a point 28 metres further east will need to be closed for a period of twelve months. A protected pedestrian walkway will be maintained on the north side of Lake Shore Boulevard West, fronting the construction staging area.

Since the Toronto Transit Commission (TTC) provides service on this portion of Lake Shore Boulevard West, City Council approval of this report is required.

**RECOMMENDATIONS**

**Transportation Services recommends that City Council approve the following actions:**

1. The occupation of the sidewalk, boulevard, bike lane and parking lay-by area on the north side of Lake Shore Boulevard West between a point 17 metres east of Twenty-Fourth Street and a point 28 metres further east, from May 1, 2015 to May 1, 2016, as shown on the attached drawing.
2. Direct that Lake Shore Boulevard West 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. PCL Constructors Canada Inc. (Toronto) 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 \$24,208.16.

## **ISSUE BACKGROUND**

Transportation Services has received an application from PCL Constructors Canada (Toronto) Inc. for a temporary closure of the sidewalk, boulevard, bike lane and parking lay-by area on the north side of Lake Shore Boulevard West, between a point 17 metres east of Twenty-Fourth Street and a point 28 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 twelve months and requires City Council's approval.

The applicant originally proposed a complete closing of the westbound curb lane of Lake Shore Boulevard West between Twenty-Second Street and Twenty-Fourth Street to accommodate construction related activities; however, the applicant was advised that this would not be feasible and not an option that is supported by Transportation Services. As such, the curb lane will not be closed but will be reduced in width. Appropriate signs will advise motorists and cyclists on this lane narrowing.

## **COMMENTS**

Lake Shore Boulevard West, between a point 17 metres east of Twenty-Fourth Street and a point 28 metres further east, is 17.5 metres wide and operates two-way with two lanes in each direction as well as bicycle lanes. The Toronto Transit Commission (TTC) rush hour Route 508 and streetcar Route 501 operates on this portion of Lake Shore Boulevard West.

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

Developing this property means excavating the entire site to a depth of three metres. The applicant needs a construction staging area within the City right-of-way in order to construct the building. A pedestrian walkway will be maintained on the north side of Lake Shore Boulevard West, fronting the construction staging area, delineated with concrete barriers.

## **CONTACT**

Nader Azar, Work Zone Traffic Coordinator  
Traffic Operations, Etobicoke York District  
Tel: 416-397-5019: Fax: 416-394-8942  
E-mail: [nazar@toronto.ca](mailto:nazar@toronto.ca)  
AFS20121

## **SIGNATURE**

---

Vincent Sferrazza  
Director, Transportation Services - Etobicoke York District

## **LIST OF ATTACHMENTS**

Attachment 1:           Map