



STAFF REPORT ACTION REQUIRED

Construction Staging Area: 4841-4881 Yonge Street

Date:	October 5, 2015
To:	North York Community Council
From:	Director, Transportation Services North York
Wards:	Ward 23 – Willowdale
Reference Number:	<i>p:\2015\ClusterB\TRA\NorthYorkDistrict\ny15088</i>

SUMMARY

As Yonge Street and Sheppard Avenue East are major arterial roadways, City Council approval of this report is required.

The applicant, PCL Constructors Canada Incorporated has made a request on behalf of RK (Sheppard Centre) Incorporated, owner of this retail/commercial building at 4841-4881 Yonge Street for a construction staging area. To enable renovations and construction, and the safe passage of pedestrians during renovations, Transportation Services must close the north curb lane on Sheppard Avenue East, from Yonge Street to a point 170 metres east, and the east curb lane on Yonge Street from Sheppard Avenue East to Greenfield Avenue for a period of two and a half years.

The applicant, PCL Constructors Canada Incorporated also requests the closure of the south curb lane and south sidewalk on Greenfield Avenue. This matter is dealt with in a companion report entitled "Construction Staging Area – 4881 Yonge Street, Greenfield Avenue Flank" requiring North York Community Council approval.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the closure of the east curb lane on Yonge Street from Sheppard Avenue East to Greenfield Avenue, and the north curb lane on Sheppard Avenue East from Yonge Street to a point 170 metres east, from December 9, 2015 to June 30, 2018.

Financial Impact

Revenue will be generated as per City of Toronto Municipal Code 441, Fees and Charges. All costs to be borne by PCL Constructors Canada Incorporated.

ISSUE BACKGROUND

Transportation Services has received an application from PCL Constructors Canada Incorporated, for a temporary closure of the north curb lane and the north sidewalk on Sheppard Avenue East from Yonge Street to 170 metres east, as well as temporary closures of the east curb lane and east sidewalk on Yonge Street from Sheppard Avenue east to Greenfield Avenue. This is in order to provide a construction staging area for the renovation project at 4841-4881 Yonge Street. Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits for up to 30 days for private construction. This closure will be in effect for 30 months and needs City Council's approval.

COMMENTS

Sheppard Avenue East is a 27-metre wide major arterial road with three east-bound through lanes with a dedicated left-turn lane, and three westbound lanes with a left-turn lane. Yonge Street is a 27-metre wide major arterial road with three northbound through lanes and one left-turn lane, and three southbound through lanes and one left-turn lane. Stopping is prohibited on both sides of both streets.

Renovating this property means excavating the boulevard and removing the building façade for the entire building. The applicant requests a construction staging area within the road allowance in order to renovate 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 within the boulevard and sidewalk on Yonge Street and Sheppard Avenue East. Closure of the adjacent vehicle lanes is required to redirect pedestrians to a protected walkway within the curb lane. This closure will provide the means required to maintain public safety and the delivery of materials and equipment during construction.

CONTACT

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SIGNATURE

Jacqueline White P.Eng
Director

ATTACHMENTS

Attachment 1: Map – Location Map

Attachment 2: Map – Detail Plan/Staging Area