



**STAFF REPORT  
ACTION REQUIRED**

**Construction Staging Area – Yonge Street**

<b>Date:</b>	August 14, 2015
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Transportation Services, Toronto and East York District
<b>Wards:</b>	St Paul's, Ward 22
<b>Reference Number:</b>	Ts2015141te.top.doc

**SUMMARY**

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NE Holdings Incorporated is building two condominium towers at 8 Eglinton Avenue East/15 Roehampton Avenue, at the north-east corner of Yonge Street and Eglinton Avenue East. Transportation Services must close the east side sidewalk and a portion of the northbound curb lane on Yonge Street to enable construction, for a period of 25 months.

NE Holdings Incorporated also needs to close the south sidewalk and a portion of the eastbound curb lane on Roehampton Avenue. This matter is dealt with in a companion report "Construction Staging Area – 15 Roehampton Avenue" requiring Toronto and East York Community Council approval.

**RECOMMENDATIONS**

**Transportation Services recommends that :**

1. City Council approve the closure of the east sidewalk and a portion of the northbound curb lane flanking 8 Eglinton Avenue East for 25 months, from September 1, 2015 to September 30, 2017; as shown on Drawing No. 421G-1877, attached to the report dated August 17, 2015 entitled, "Construction Staging Area – Yonge Street", from the Director, Transportation Services Toronto and East York District.
2. City Council enact a commercial loading zone to operate between 9:00 a.m. and 4:00 p.m., Mon. to Fri., on the east side of Yonge Street from a point 6.5 metres south of Roehampton Avenue to a point 33.6 metres further south.

3. City Council direct that Yonge Street be returned to its pre-construction parking and traffic regulations when the project is completed.

### **Financial Impact**

There is no financial impact on the City. NE Holdings Incorporated 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 \$385,000.

### **ISSUE BACKGROUND**

Transportation Services has received an application from NE Holdings Incorporated requesting a temporary closure of the east side sidewalk and a portion of the northbound curb lane on Yonge Street flanking 8 Eglinton Avenue East to use as a construction staging area to construct a condominium development at this site. 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 25 months and needs City Council's approval.

### **COMMENTS**

Yonge Street is a major arterial road and operates four lanes, two in each direction, between Roehampton Avenue and Eglinton Avenue East on a pavement width of 16.5 metres. Parking is prohibited at all times on the east side of Yonge Street flanking the site. TTC bus service operates on this section of Yonge Street and thus the temporary closure requires City Council's approval.

If the construction staging area is approved, a portion of the east curb lane and sidewalk on Yonge Street flanking the site will be closed and pedestrians will be redirected into a protected covered way within the closed portion of the east curb lane. The pavement markings on Yonge Street will be altered to maintain the existing four lane configuration. To enhance traffic flow around the construction site, the five pay-and-display parking spaces will be removed on the west side of Yonge Street south of Orchard View Boulevard. To minimize the impact on the staging area that an existing commercial loading zone on Roehampton Avenue will have, a commercial loading zone will be implemented on the east side of Yonge Street from a point 6.5 metres south of Roehampton Avenue to a point 33.6 metres further south to provide an area for existing businesses to accept deliveries. TTC Staff have been consulted and have no objections. Impacts on traffic will be minimal.

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

Developing this property requires excavating the entire site to a depth of 15 metres. The applicant requires a construction staging area within the road allowance on the east side of Yonge Street.

**CONTACT**

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**SIGNATURE**

Kyp Perikleous  
Director, Transportation Services  
Toronto and East York District

**ATTACHMENTS**

1. Drawing No. 421G-1877, dated August 2015

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