

Construction Staging Area – 1100 Sheppard Avenue West

Date: March 30, 2022
To: North York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 6, York Centre

SUMMARY

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

CentreCourt Development is constructing a 14-storey mixed-use development at 1100 Sheppard Avenue West. The site is located at the south-east corner of Sheppard Avenue West (south intersection) and Kodiak Crescent.

Transportation Services is requesting approval to close the sidewalk and a portion of the eastbound lane on the south side of Kodiak Crescent for a period of 32 months from May 16, 2022 to December 31, 2024, to accommodate a construction staging area.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services, recommends that:

1. City Council authorize the closure of the sidewalk and a 2.3 metre wide portion of the eastbound curb lane on the south side of Kodiak Crescent, between a point 21 metres east of Sheppard Avenue West (south intersection) and a point 30.5 metres further east, from May 16, 2022 to December 31, 2024.
2. City Council prohibit stopping at all times on the south side of Kodiak Crescent, between Sheppard Avenue West (south intersection) and a point 65 metres east.
3. City Council direct the applicant to continue providing a sufficient number of traffic control persons as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, on a daily basis to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.
4. City Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.

5. City Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
6. City Council direct the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
7. City Council direct the applicant to install appropriate temporary construction signage and to ensure that pedestrians, cyclists and motorists safety is considered at all times.
8. City Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, on a daily basis to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.
9. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
10. City Council direct the applicant to post a 24-hour monitored construction hotline number on the hoarding board, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.
11. City Council direct the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.
12. City Council direct that Kodiak Crescent be returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. CentreCourt Development 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 proposed closure on the on Kodiak Crescent, these fees will be approximately \$100,000.

DECISION HISTORY

City Council, at its meeting on May 5 and 6, 2021, adopted Item NY15.1 and in doing so, amended Zoning By-law No. 7625 for the lands municipally known as 1100 Sheppard Avenue West.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.NY15.1>

COMMENTS

The Development and Timeline

A development consisting of a 14-storey mixed-use building will be constructed by CentreCourt Development at 1100 Sheppard Avenue West. The site is bounded by Kodiak Crescent to the north, an existing mixed-use building (20 De Boers Drive) to the east, De Boers Drive to the south and Sheppard Avenue West to the west.

The development, in its completed form, will consist of 422 dwelling units with a 3.5 level of underground parking garage. Permanent vehicular access to the development will be provided from a private laneway on the east side of the development.

Based on the information provided by the developer, the entire site will be excavated to a depth of 12 metres from the street level. The excavation will extend from property line to property line on all four sides of the site. In order to continue with the construction activities, a construction staging area will be required to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower crane, material storage and worker facilities.

The major construction activities and associated timeline for the development are described below:

- Excavation and shoring: from March 2022 to June 2022;
- Below grade formwork: from July 2022 to January 2023;
- Above grade formwork: from February 2023 to January 2024;
- Building envelope phase: from February 2024 to August 2024; and
- Interior finishes stage: from April 2023 to July 2025.

Existing Conditions

The subject section of Kodiak Crescent is characterized by the following conditions:

- It is a two-lane, east-west collector roadway
- It operates two-way traffic on a pavement width of approximately 9.3 metres
- It has a posted regulatory speed limit of 40 km/h
- There are sidewalks located on both sides of the street
- There is TTC service provided by the 107A bus route
- Parking is prohibited at all times on both sides of the roadway, within the subject section of Kodiak Crescent

Construction Staging Areas

Subject to approval, a 2.3 metre wide portion of the eastbound curb lane on Kodiak Crescent, between a point 21 metres east of Sheppard Avenue West (south intersection) and a point 30.5 metres further east, will be closed to accommodate construction staging operations. Pedestrian movements around the construction staging area will be maintained in a 1.7 metre wide covered and protected walkway. The remaining road width of 7 metres will maintain two-way traffic operations on the

roadway. There is no impact to TTC bus service on the subject section of Kodiak Crescent.

A covered and protected walkway will be installed within the existing boulevard space on the east side of Sheppard Avenue West and the north side of De Boers Drive.

A drawing of the proposed construction staging area is shown in Attachment 1.

A review of the City's Major Capital Works program from 2022 to 2025 indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the subject construction staging area on Kodiak Crescent is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that CentreCourt Development has looked at all options to minimize the duration and impact of the construction staging area on all road users. At the end of the approved closure period, staff will review the need for an extension and if any changes to the approval conditions are required.

The Ward Councillor has been advised of the recommendations of this staff report.

CONTACT

Craig Cripps, Manager, Work Zone Coordination and Mitigation
Transportation Services, 416-397-5020, Craig.Cripps@toronto.ca

SIGNATURE

Roger Browne, M.A.Sc., P.Eng.,
Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 1100 Sheppard Avenue West

Attachment 1: Proposed Construction Staging Area - 1100 Sheppard Avenue West

