

Construction Staging Area – 799 Sheppard Avenue West

Date: January 30, 2025
To: North York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 6, York Centre

SUMMARY

As Sheppard Avenue West is classified as a major arterial street, City Council approval of this report is required.

GCL BUILDS is constructing a nine-storey residential building at 799 Sheppard Avenue West. The site is located on the southwest corner of Sheppard Avenue West and Gorman Park Road.

Transportation Services is requesting authorization to prohibit stopping at all times on the south side of Sheppard Avenue West and the west side of Gorman Park Road for a period of 12 months, from March 31, 2025 to March 31, 2026 to facilitate construction staging operations. To ensure safety of pedestrians during construction, a covered and protected walkway will be provided on the south side of Sheppard Avenue West and the west side of Gorman Park Road abutting the work area.

RECOMMENDATIONS

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

1. City Council rescind the existing parking prohibition in effect 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays on the south side of Sheppard Avenue West, between Gorman Park Road and a point 85 metres west, from March 31, 2025 to March 31, 2026 inclusive.
2. City Council prohibit stopping at all times on the south side of Sheppard Avenue West, between Gorman Park Road and a point 85 metres west, from March 31, 2025 to March 31, 2026 inclusive.

3. City Council prohibit stopping at all times on the west side of Gorman Park Road, between Sheppard Avenue West and a point 49.5 metres south, from March 31, 2025 to March 31, 2026 inclusive.
4. City Council direct the applicant to sweep (weather permitting) the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
5. City Council direct the applicant to construct and maintain a fully covered, protected and unobstructed walkway for all pedestrians, including for those with mobility devices, for the entire duration of the construction staging area permit to the satisfaction of the City engineer and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act (AODA).
6. 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.
7. 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.
8. City Council direct the applicant to install appropriate signage and request the applicant to maintain all sightlines to ensure that pedestrians, cyclists and motorists safety is considered at all times.
9. City Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone 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.
10. City Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Coordinator and Toronto Police Construction Liaison Officer, during large scale concrete pours and large scale material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.
11. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
12. 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.
13. 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.

14. City Council direct the applicant to cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure within the vicinity of the construction staging area, and at no cost to the City to remove any staging to accommodate the necessary municipal infrastructure work.

15. City Council direct that Sheppard Avenue West and on Gorman Park Road be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. GCL BUILDS 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 enclosure on Sheppard Avenue West and on Gorman Park Road these fees will be approximately \$47,000.00 including.

DECISION HISTORY

City Council, at its meeting on June 14 and 15, 2023, adopted Item - 2023.NY5.6 entitled "128, 130 and 132 Gorman Park Road and 795, 797, 799 Sheppard Avenue West Application to Lift the Holding Provisions (H) - Decision Report - Approval"
<https://secure.toronto.ca/council/agenda-item.do?item=2023.NY5.6>

City Council, at its meeting on July 16,17 and 18, 2019, adopted Item - Item - 2019.CC9.17 entitled "128, 130 and 132 Gorman Park Road and 795, 797 and 799 Sheppard Avenue West - Official Plan Amendment and Zoning By-law Amendment Application - Request for Direction"
<https://secure.toronto.ca/council/agenda-item.do?item=2019.CC9.17>

COMMENTS

The Development and Timeline

GCL BUILDS is constructing a nine-storey residential building with 170 units and two-levels of underground parking at 799 Sheppard Avenue West. All permanent access will be from Gorman Park Road. The site is bounded by Sheppard Avenue West to the north, Gorman Park Road to the east and surrounded by residential properties on south and east sides.

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

- Demolition: Completed in September 2023;
- Excavation and shoring: Completed in October 2024;
- Below grade formwork: Completed in January 2025;
- Above grade formwork: from December 2024 to September 2025;
- Building envelope phase: from April 2025 to January 2026, and;
- Interior finishes stage: from July 2025 to July 2026.

Existing Conditions

Sheppard Avenue West is characterized by the following conditions:

- It is a five-lane, east-west, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 18 metres
- The average daily two-way traffic volume is approximately 10,000 vehicles
- The speed limit is 50 km/h
- TTC service is provided by bus number 84, 84A, 84C, 85D and 384
- There are sidewalks located on both sides of the street
- Sheppard Avenue West is a designated Community Safety Zone between Wilson Heights Boulevard and Gorman Park Road

The parking regulations on Sheppard Avenue West, within the subject section are as follows:

North side

- No parking anytime in effect 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays
- At all other times parking is permitted for maximum three hours

South side

- No parking anytime in effect 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays
- No standing anytime in the vicinity of the nearside bus loading zone on Sheppard Avenue West at Gordon Park Road
- Outside the above noted regulations parking is permitted for maximum three hours

Gorman Park Road is characterized by the following conditions:

- It is a two-lane, north-south, local roadway
- It operates two-way traffic on a pavement width of approximately 10 metres
- Daily traffic volume has not been collected for this street
- The speed limit is 30 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street
- Parking is permitted for maximum three hours on both sides of the Gorman Park Road

Proposed Construction Staging Area

Based on the information provided by the developer, the excavation depth from the street level is approximately 8.6 metres below grade and extends to the lot lines on the north and east side of the property. Various options were explored by the developer to set up construction staging operations for the development within the development site. The developer has advised that, due to limited availability of space all construction activities cannot be conducted within the property limits of the site. As such occupying portions of the City sidewalk on Sheppard Avenue West and on Gordon Park Road is essential for the project to be completed.

To accommodate construction staging operations for the development the sidewalk on the south side of Sheppard Avenue West will be closed, between a point 30 metres west of Gorman Park Road and a point 53 metres further west. Pedestrian movements will be accommodated in a 1.5 metre covered and protected walkway within the existing boulevard allowance on the south side of Sheppard Avenue West. The existing TTC services on Sheppard Avenue West will be maintained and do not require re-location.

On Gorman Park the west sidewalk will be shifted to the east and pedestrians' movements will be maintained in a 1.5 metre wide covered and protected walkway within the existing grass boulevard on west side of Gorman Park Road, between Sheppard Avenue West and a point 49.5 metres south.

To ensure all lanes remain clear around the construction staging area, stopping will be prohibited at all times on the south side of Sheppard Avenue West and west side of Gorman Park Road abutting the site. The implementation of the no stopping regulation on the west side of Gorman Park Road will result in the loss of six, maximum three hour on-street parking spaces.

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

A review of the City's Major Capital Works Program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Sheppard Avenue West and on Gorman Park Road is not expected to conflict with the City's capital works projects.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that GCL BUILDS, 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.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Sheppard Avenue West and Gorman Park Road for periods of less than 30 consecutive days over the 12-month life of the project in order to complete construction.

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 799 Sheppard Avenue West

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