

Construction Staging Area Time Extension - Harlandale Avenue

Date: June 16, 2025

To: North York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 18, Willowdale

SUMMARY

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

The Toronto Transit Commission (TTC) has undertaken the construction of a utility duct bank and pavement rehabilitation on the south side of Harlandale Avenue, between Yonge Street and Beecroft Road.

At its meeting of December 3, 2024, North York Community Council authorized the continuation of the temporary closure of the south sidewalk, eastbound traffic lane and the on-street parking spaces on both sides of Harlandale Avenue, from December 4, 2024 to May 31, 2025. TTC has requested a second time extension of the duration of the construction staging area on Harlandale Avenue, as the site has experienced another setback to the construction schedule due to underground site conditions.

Therefore, Transportation Services is requesting authorization to extend the time duration of the construction staging areas on Harlandale Avenue for an additional three months, from July 4, 2025 to September 30, 2025 to allow for the project to be completed.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

1. North York Community Council authorize the continuation of the closure of the south sidewalk, the south side parking lane, and a 2.5 metre wide portion of the eastbound traffic lane on Harlandale Avenue, between a point 17 metres west of Yonge Street and a point 22.5 metres further west, from July 4, 2025 to September 30, 2025, inclusive.

2. North York Community Council authorize the continuation of the closure of the south sidewalk, the south side parking lane, the north side parking lane, and a 2.5 metre wide portion of the eastbound traffic lane on Harlandale Avenue, between a point 70 metres west of Yonge Street and a point 37 metres further west, from July 4, 2025 to September 30, 2025, inclusive.

3. North York Community Council direct the applicant to continue to pressure wash or 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.

4. North York Community Council direct the applicant to continue 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).

5. North York Community Council direct the applicant to continue 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. North York Community Council direct the applicant to continue 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. North York Community Council direct the applicant to continue to install appropriate signage and request the applicant to install converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.

8. North York Community Council direct the applicant to continue 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.

9. North York Community Council direct the applicant to continue 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.

10. North York Community Council direct the applicant to continue to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

11. North York Community Council direct the applicant to continue 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.

12. North York Community Council direct the applicant to continue 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.

13. North York Community Council direct the applicant to continue 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.

14. North York Community Council direct that Harlandale Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.

15. North York Community Council direct the applicant to continue to provide monthly community meetings, to discuss any concerns raised by the community.

FINANCIAL IMPACT

There is no financial impact to the City. TTC 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 closures on Harlandale Avenue these fees will be approximately \$150,000.00. To compensate for the loss of revenue resulting from the temporary removal of parking machine spaces, TTC has entered into a Memorandum of Understanding and agreed to directly reimburse Toronto Parking Authority for the loss of these spaces.

As of April 1, 2025, applicants are subject to the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery Fee for the temporary closure of a traffic lane. Based on the proposed duration, length, and extent of the proposed lane closures on Harlandale Avenue, these fees will be approximately \$600.00.

DECISION HISTORY

At its meeting of December 3, 2024, North York Community Council adopted item NY19.28, entitle "Harlandale Avenue - Construction Staging Area Time Extension" without amendment, and in so doing authorized a construction staging area on Harlandale Avenue, from December 4, 2024 to May 31, 2025, inclusive.

[Agenda Item History - 2024.NY19.28](#)

At its meeting of February 22, 2024, North York Community Council adopted item NY11.20, entitled "Harlandale Avenue - Construction Staging Area" and in so doing, authorized a construction staging area on Harlandale Avenue, from February 29, 2024 to September 30, 2024.

[Agenda Item History - 2024.NY11.20 \(toronto.ca\)](#)

COMMENTS

Status of the Project

TTC has undertaken the construction of a utility duct bank and pavement rehabilitation on the south side of Harlandale Avenue, between Yonge Street and Beecroft Road. The site is bounded by a residential building to the north, Yonge Street to the east, Beecroft Road to the west, and TTC Sheppard-Yonge Station to the south.

Based on the information provided by the TTC, the project has experienced a number of construction delays due to unforeseen issues with underground utilities and site conditions. Consequently, the delays have impacted the original construction schedule. At the time of this report, TTC is working on the trenching phase. Therefore, continued occupancy of the construction staging area until September 30, 2025 is essential to complete the project.

Construction Staging Areas

Construction staging operations will continue to take place within a portion of the eastbound traffic lane and parking lanes on both sides of Harlandale Avenue. The south sidewalk, eastbound curb lane, and parking lanes on Harlandale Avenue, between a point 17 metres west of Yonge Street and a point 90 metres further west, will continue to be closed to accommodate construction staging operations for the project.

Pedestrian movements on the south side of Harlandale Avenue will continue to be restricted. Pedestrians will continue to be directed to the north sidewalk. Harlandale Avenue will continue to operate as one-way eastbound traffic only.

A drawing of the existing construction staging area is included in Attachment 1.

Overall, the existing construction staging area is operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period.

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 Harlandale Avenue is not expected to conflict with the City's capital works projects.

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

CONTACT

Nathan Sham, Acting Manager, Work Zone Coordination and Traffic Mitigation,
Transportation Services, (416) 338-5397, Nathan.Sham@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Extension of Closure Duration - Harlandale Avenue and Yonge Street,
TTC Sheppard Yonge Station

Attachment 1: Extension of Closure Duration - Harlandale Avenue and Yonge Street, TTC Sheppard Yonge Station

