



Report to: General Committee

Report Date: February 27, 2012

SUBJECT: Temporary road closure of Dudley Avenue between Steeles Avenue and Meadowview Avenue

PREPARED BY: Robert Maritzel, ext 2842
Kay Man Poon, ext 2897

RECOMMENDATION:

- 1) THAT the report titled 'Temporary road closure of Dudley Avenue between Steeles Avenue and Meadowview Avenue' be received;
- 2) AND THAT the closure be in effect in stages and local access be maintained, from 7:00 am Monday March 5, 2012 to 7:00 pm on Friday September 28, 2012, subject to conditions described in this report;
- 3) AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The high density mixed use residential development, Liberty Development at 7171 Yonge Street and the future development intensification of the Yonge-Steeles corridor, require a greater sanitary sewer capacity than is currently available. A new sanitary sewer will be installed on Dudley Avenue which will connect the development site to the Regional sanitary trunk sewer located on Steeles Ave (Dudley Sewer). The construction of the Dudley Sewer requires temporary road closure to ensure the construction activity can be carried out as expediently and safely as possible.

BACKGROUND:

Liberty Development Inc. submitted an application to the Town in respect of the development at 7171 Yonge Street. Phase 1 of the proposed development consists of 710 dwelling units, a hotel/office building with gross floor area of 21,371 square metres, retail podium with gross floor area of 8,087 square metres and retail mall with gross floor area of 16,640 square metres, with additional residential development in Phase II on the balance of the site.

The existing sanitary sewers on Meadowview Avenue and the downstream sewer system do not have capacity to handle the flow generated from the proposed development. Liberty Development Inc. proposed to construct an external sanitary sewer along Dudley Avenue to the Regional trunk sewer on Steeles Avenue to service the proposed development and future intensification of adjacent lands owned by others (Dudley Sewer).

OPTIONS/ DISCUSSION:

The proposed Dudley Sewer is approximately 8 metres deep and will be installed within Dudley Avenue. Road closure of Dudley Avenue will be carried out in stages from March

2012 to September 2012. Safety is the main concern when construction is planned in an urban area. Local access to residents and businesses will be maintained.

Liberty Development Inc. is in the process of preparing a Public Communication Plan related to the construction of Dudley Sewer. The Public Communication Plan is to keep the public and the area residents informed of the construction activities, schedule, road closure, road diversion, complaints and contact information. In addition, Liberty Development Inc. will prepare a Traffic Management Plan demonstrating the methodologies and techniques to ensure safe movement of all road users around the work area for review and approval by the Town.

CONDITIONS FOR ROAD CLOSURE:

Liberty Development Inc. shall:

- 1) prepare a traffic control plan and a detour route signage plan and submit to the Town for approval prior to the closure of the road;
- 2) prepare a notice of road closure and circulate to all emergency services, school boards and the residents and business located on the streets listed in Attachment A;
- 3) place the notice of road closure in local newspaper (i.e. Economist and Sun) for 2 consecutive weeks prior to the date of the proposed road closure;
- 4) erect advance notification signage stating start and completion dates on site two weeks prior to the closure of the road;

FINANCIAL TEMPLATE

A fee will be charged to Liberty Development Inc. for the issue of the Road Occupancy Permit for this project. There is no cost to the Town for the implementation of the temporary road closure.

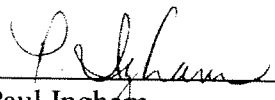
ALIGNMENT WITH STRATEGIC PRIORITIES:

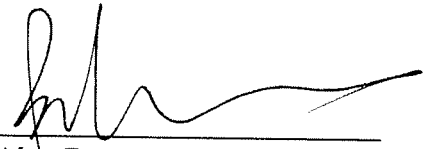
Construction of the Dudley Sewer is to support the high density residential and mixed use development in the Yonge-Steeles corridor. This is consistent with the Town's Growth Management Strategy and Yonge Street is identified as a growth corridor.

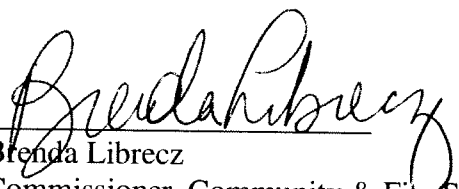
DEPARTMENTS CONSULTED AND AFFECTED:

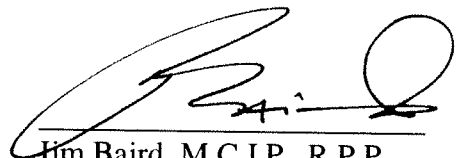
The Operations Department have reviewed this report and concur with the content.

RECOMMENDED BY:


Paul Ingham
Director of Operations


for Alan Brown, C.E.T.
Director of Engineering Services


Brenda Librecz
Commissioner, Community & Fire Services


Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development

ATTACHMENTS:

Attachment 'A' - List of streets to receive written notice of road closure

Attachment 'A'

List of streets to receive written notice of road closure:

Street	Limits
Dudley Ave.	Entire Length
Willowdale Blvd.	Entire Length
Meadowview Ave.	Entire Length
Grandview Ave.	Yonge St. to Henderson Ave.
Woodward Ave.	Entire Length
Highland Park Blvd.	Entire Length
Yonge Street	Meadowview Ave to Steeles Ave.
Steeles Ave.	Yonge St. to Henderson Ave.
Jewell Street	Entire Length
Henderson Ave.	Grandview Ave. to Steeles Ave.