

Construction Staging Area - 2360 Yonge Street

Date: December 5, 2017

To: North York Community Council

From: Acting Director, Transportation Services, North York District

Wards: Ward 16 Eglinton-Lawrence

SUMMARY

As Yonge Street is a major arterial roadway, this proposed long term sidewalk and road occupation requires City Council approval.

A 29-storey mixed use residential and retail development with 3 levels of below grade parking at 2360 Yonge Street has been authorized for construction on the southwest corner of Yonge Street and Helendale Avenue. The developer will be permitted to construct this building to within one metre of the Yonge Street road allowance, and will perform construction of streetscaping on the road allowance.

On June 28, 2017 City Planning, North York District, provided Notice of Approval Conditions to the applicant to allow preliminary construction while the site plan agreement is being prepared by Toronto Legal Services.

In order to facilitate the excavation of this property and subsequent site construction, the property owner and developer, Helendale GP Incorporated for Helendale LP, has submitted an application to Transportation Services to close the west sidewalk and partial south bound curb lane on Yonge Street from Helendale Avenue to a point 58 metres south. This closure is required to provide a temporary covered walkway for pedestrians and a construction staging area in the southbound curb lane on Yonge Street.

The applicant originally requested the closure for 36 months. However, this report recommends a closure for the maximum of one year. Any time extensions that are shown to be needed to continue with the safe construction of the building will be reported to North York Community Council before the one-year time period has elapsed.

Helendale GP Incorporated for Helendale LP also requests the closure of the eastbound curb lane and south sidewalk on Helendale Avenue. This location is currently occupied by an adjacent construction staging area and will not be available until April 30, 2018. This matter will be dealt with in a future companion report requiring North York Community Council approval.

RECOMMENDATIONS

The Acting Director, Transportation Services, North York District recommends that:

1. City Council approve the closure of the west sidewalk and 1.7 metres of the southbound curb lane on Yonge Street, from Helendale Avenue to a point 58 metres south, from February 1, 2018 to February 1, 2019.
2. City Council rescind the existing pay parking regulation on the west side of Yonge Street, from Helendale Avenue to a point 58 metres south of Helendale Avenue.
3. City Council enact "No Stopping Anytime" regulation on west side of Yonge Street, between Helendale Avenue and a point 58 metres south of Helendale Avenue.
4. City Council direct the applicant to post a 24-hour monitored construction hotline number on the hoarding board, which must be prominently displayed and legible from 20 metres.
5. City Council direct that Yonge Street be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

Helendale GP Incorporated for Helendale LP is responsible for all costs, including payment of fees to the City of Toronto for the occupancy of the Right of Way. Based on the area enclosed and projected term the cost will be approximately \$116,400.00.

DECISION HISTORY

City Council, at its meeting on July 8, 2014, adopted item MM54.21 of City Council which authorized the City Solicitor to advise the Ontario Municipal Board that City Council supports a settlement in principle of the zoning by-law appeals related to 2360-2378 Yonge Street and 31, 33, 35 and 37 Helendale Avenue. Subsequently, a settlement was reached that authorized the construction of a 29-storey mixed use residential and retail development with 3 levels of below grade parking at 2360 Yonge Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.MM54.21>

COMMENTS

Transportation Services has received an application from Helendale GP Incorporated for Helendale LP for a property at 2360 to 2378 Yonge Street for a temporary closure of the west sidewalk on Yonge Street, as well as 1.7 metres of the southbound curb lane

on Yonge Street. This closure will provide a temporary covered walkway for pedestrians and a construction staging area, from Helendale Avenue to a point 58 metres south.

The applicant originally requested the closure for 36 months. However, the recommendations of this report are for a 12 month road occupation only. If the applicant shows a need for a time extension to this road occupation, another report will be submitted to North York Community Council. Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits for up to 30 days for private construction. As this closure will be in effect for 12 months, City Council approval is required.

This property is located on the southwest corner of Yonge Street and Helendale Avenue. Yonge Street, between Helendale Avenue and Orchard View Boulevard, is a major arterial road with two southbound through lanes and two northbound through lanes. It has a regulatory speed limit of 50 km/h, a pavement width of 17 metres and a daily two-way traffic volume of approximately 32,000 vehicles. TTC service in this section of Yonge Street is provided by the 97 Yonge Street bus.

The following parking regulations are currently in effect on the west side of this section of Yonge Street:

- stopping is prohibited from 7:00 a.m. to 9:00 a.m., Monday to Friday;
- pay parking operates from 9:00 a.m. to 10:00 p.m., Monday to Friday, 8:00 a.m. to 10:00 p.m., Saturday and 1:00 p.m. to 9:00 p.m., Sunday; and
- three-hour time limit parking is in effect at all other times (unsigned, statutory).

Helendale Avenue is not available at this time for use by the applicant. Montgomery Square Incorporated is the owner and developer of a 27-storey mixed use residential and retail development at 2388 Yonge Street, adjacent to this location, and have North York Community Council approval for the closure of the north sidewalk and full width of Helendale Avenue from Yonge Street to a point 27 metres west on Helendale Avenue from December 9, 2015 to April 30, 2018 (Items NY10.23 and NY24.18).

Helendale GP Incorporated for Helendale LP has also requested the closure of the eastbound curb lane and south sidewalk on Helendale Avenue, once the work on the adjacent property is complete. This matter will be dealt with in a future companion report requiring North York Community Council approval.

The proposed construction staging area is needed to safely construct the building. City Council approved this site to be built to the lot line on all sides of the property. Accordingly, this does not allow private property to be used for hoisting materials and equipment once the building reaches ground level. Without a continuous construction staging area, all northbound and southbound traffic, bicycles and pedestrians on Yonge Street would have to be intermittently stopped when building materials and equipment are hoisted from construction vehicles that would be parked in the curb lane. These intermittent stoppages would become lengthier as construction progresses and building materials need to be hoisted to higher floors. This would be a potentially unsafe arrangement.

The applicant is taking action to maximize the use of the building site for construction activities and minimize the amount of time that the public right-of-way is needed. These actions include the following:

- storing materials and equipment within the site and not in the construction staging area;
- accelerating the project schedule to minimize the duration of the right-of-way occupation;
- working with Toronto Hydro to obtain permanent power to the site early in the project to minimize the need for a temporary power substation, thus minimizing the occupation of the public right-of-way to house the temporary power substation;
- locating the offices for the trades in the building during construction instead of in trailers on the public right-of-way; and
- locating the office for the construction manager on private property and not within the public right-of-way.

A temporary covered walkway will be provided for pedestrians which extends into the southbound curb lane. This closure will provide the means required to maintain public safety and the delivery of materials and equipment while under construction.

Transportation Services has determined that a Traffic Impact Study for construction impacts at this location is not required as this closure will not significantly affect the flow of traffic. The existing width of the southbound curb lane on Yonge Street at this location is 5.2 metres. The existing road width will permit the partial use of 1.7 metres of the curb lane in order to construct a temporary covered walkway 2.1 metres wide and maintain two through lanes of southbound traffic. Removal of pay-and-display parking adjacent to the staging area on Yonge Street will result in the loss of seven on-street parking spaces for the duration of construction.

Community Consultation

As this closure will not significantly affect the flow of traffic and all lanes of travel and sidewalk will be maintained, community consultation has not been initiated. The applicant will deliver notices to area properties to advise of the street and sidewalk occupations proposed in this report before receiving a permit from Transportation Services.

Pedestrian Safety

As a result of the sidewalk closure to provide the construction staging area, pedestrians need a safe place to walk around the staging area. A temporary covered walkway will be installed that extends into the curb lane, narrowing the curb lane to a width of 3.5 metres. A concrete barrier will protect pedestrians from traffic on Yonge Street.

The Ward Councillor is aware of the recommendations of this staff report.

CONTACT

Dan Clement, Acting Manager, Traffic Operations, Transportation Services Division,
North York District, Tel: 416-395-7463, Fax: 416-395-7544, Email:
Dan.Clement@Toronto.ca

SIGNATURE

Peter K. Hillier
Acting Director

ATTACHMENTS

Attachment 1: Map - 2360 Yonge Street, Construction Staging Plan (Location Map)
Attachment 2: Map - 2360 Yonge Street, Construction Staging (Detail Plan/Staging Area)