



## STAFF REPORT ACTION REQUIRED

### Construction Staging Area – 197 Yonge Street

<b>Date:</b>	August 14, 2015
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Transportation Services, Toronto and East York District
<b>Wards:</b>	Toronto-Centre Rosedale, Ward 27
<b>Reference Number:</b>	Ts2015146te.top.doc

### SUMMARY

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MOD Developments and The Corporation of Massey Hall and Roy Thomson Hall are building a 60 storey mixed-use residential and retail building at 197 Yonge Street. To enable construction, Transportation Services must close the east side sidewalk and the northbound curb lane on Yonge Street, for a period of 51 months.

MOD Developments and The Corporation of Massey Hall and Roy Thomson Hall also needs to close the southbound curb lane on Victoria Street and the southern end of St. Enoch's Lane. This matter is dealt with in a companion report "Construction Staging Area – 178 Victoria Street" requiring Toronto and East York Community Council approval.

### RECOMMENDATIONS

**Transportation Services recommends that:**

1. City Council approve the closure of the northbound curb lane fronting 197 Yonge Street for 51 months, from October 1, 2015, to December 31, 2019, as shown on Drawing No. 421G-1871 attached to the report dated August , 2015 entitled, "Construction Staging Area – 197 Yonge Street", from the Director, Transportation Services, Toronto and East York District.
2. City Council approve a "No Stopping Anytime" regulation on the east side of Yonge Street, between a point 70 metres north of Queen Street East and a point 80 metres further north, from October 1, 2015 to December 31, 2019.

3. City Council adjust the existing "No Stopping, 3:30 p.m. to 6:30 p.m., Mon. to Fri., except Public Holidays" restriction on the east side of Yonge Street, between Queen Street East and a point 119 metres north to apply between Queen Street East and a point 70 metres north of Queen Street East from October 1, 2015 to December 31, 2019.
4. City Council direct that Yonge Street be returned to its pre-construction parking and traffic regulations when the project is completed.

### **Financial Impact**

There is no financial impact on the City. MOD Developments and The Corporation of Massey Hall and Roy Thomson Hall are 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 closure, these fees will be approximately \$724,000.00.

### **ISSUE BACKGROUND**

Transportation Services has received an application from MOD Developments and The Corporation of Massey Hall and Roy Thomson Hall requesting a temporary closure of the northbound curb lane on Yonge Street fronting 197 Yonge Street to use as a construction staging area to construct a condominium development at this site. Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. This closure will be in effect for 51 months and needs City Council's approval.

### **COMMENTS**

Yonge Street is a major arterial road and operates four lanes, two in each direction, between Shuter Street and Queen Street East on a pavement width of 16.5 metres. Parking is prohibited at all times on the east side of Yonge Street flanking the site. TTC bus service operates on this section of Yonge Street and thus the temporary closure requires City Council's approval. Councillor Wong-Tam's office is aware of this proposal.

If the construction staging area is approved, the northbound curb on Yonge Street flanking the site will be closed. The sidewalk on the east side of Yonge Street will not be affected and will remain open. TTC Staff have been consulted and have no objections.

### **Reasons for the partial road closure**

Developing this property requires excavating the entire site to a depth of 15 metres. The applicant requires a construction staging area within the road allowance on the east side of Yonge Street.

**CONTACT**

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**SIGNATURE**

Kyp Perikleous  
Director, Transportation Services  
Toronto and East York District

**ATTACHMENTS**

1. Drawing No. 421G-1871, dated August 2015

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