Construction Staging Area – Grenville Street

Date: December 11, 2105

To: Toronto and East York Community Council

From: Director, Transportation Services Toronto and East York District

Wards: Toronto-Centre Rosedale, Ward 27

Reference Number: Ts2016044te.top.doc

SUMMARY

This staff report is about a matter that Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

Reliance Construction Toronto is constructing a 63-storey building at 454-464 Yonge Street, on the southwest corner of Yonge Street and Grenville Street. They need to close the sidewalk and curb lane on the south side of Grenville Street in order to do their work.

Reliance Construction Toronto also needs to close the sidewalk and curb lane on the west side of Yonge Street. This matter is dealt with in a companion report "Construction Staging Area – 454-464 Yonge Street" requiring City Council's approval.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the sidewalk and curb lane on the south side of Grenville Street, between Yonge Street and St. Luke's Lane, from January 1, 2016 to February 28, 2018.

2. Enact a "No Stopping Anytime" restriction on the south side of Grenville Street between Yonge Street and a point 55.5 metres west of Yonge Street.

3. Approve the removal of the existing Pay & Display parking regulation on the south side of Grenville Street, between Yonge Street and a point 55.5 metres west of Yonge Street.
4. 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.

5. Direct the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for nighttime illumination, at their sole cost, to the satisfaction of the Ward Councillor.

6. Direct that Grenville Street be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact
There is no financial impact on the City. Reliance Construction Toronto 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 closure, these fees will be approximately $250,000.00.

DECISION HISTORY
City Council, at its meeting on October 8, 9, 10 and 11, 2013, adopted Item 26.13 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, for the lands at 454-464 Yonge Street. City Council, at its meeting on December 16, 17 and 18, 2013, also adopted MM45.1 regarding this site.

ISSUE BACKGROUND
Transportation Services has received an application from Reliance Construction Toronto for a temporary closure of the sidewalk and the curb lane on the south side of Grenville Street, between Yonge Street and St. Luke's Lane from January 1, 2016 to February 28, 2018.

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 26 months and needs Community Council’s approval.

COMMENTS
Grenville Street, between Yonge Street and St. Luke's Lane, is 9.8 metres wide and operates two-way. Both sides of the street are regulated by a "No Parking Anytime" restriction and "Pay & Display" parking regulations. There are no T.T.C. routes on Grenville Street.
Developing this property means excavating the entire site to a depth of 16.5 metres. Therefore, the applicant needs a construction staging area within the road allowance in order to construct the building.

If the construction staging area is approved, the eastbound curb lane and sidewalk on the south side of Grenville Street flanking the site will be closed and pedestrians will be redirected into a protected covered way within the closed portion of the eastbound curb lane. The remaining width of 7.0 metres will continue to accommodate two-way traffic operation. To enhance traffic flow around the construction site, stopping will be prohibited at all times along the length of the staging area on Grenville Street. Reliance Construction Toronto will be responsible for the lost revenue for 7 parking spaces on the north side of the street. Impacts on traffic will be minimal.

Councillor Kristyn Wong-Tam has been advised of the recommendations of this staff report.

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SIGNATURE

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LIST OF ATTACHMENTS