



STAFF REPORT ACTION REQUIRED

Construction Staging Area – 454-464 Yonge Street

Date:	January 21, 2016
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 27
Reference Number:	Ts2016045te.top.doc

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Yonge Street, City Council approval of this report is required.

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 west side of Yonge Street in order to do their work.

Reliance Construction Toronto also needs to close the south sidewalk and curb lane on Grenville Street. This matter is dealt with in a companion report "Construction Staging Area – Grenville Street" requiring Toronto and East York Community Council approval.

RECOMMENDATIONS

Transportation Services, Toronto and East York District recommends that:

1. City Council approve the closure of the sidewalk and the curb lane on the west side of Yonge Street, between Grenville Street and a point 54.4 metres south of Grenville Street, from April 1, 2016 to February 28, 2019.
2. City Council approve the removal of the existing "No Parking Anytime" restriction on the west side of Yonge Street, between Grenville Street and a point 54.4 metres south of Grenville Street.

3. City Council approve the removal of the existing "No Stopping, 7:30 a.m. to 9:30 a.m., except Saturdays, Sundays and Public Holidays" restriction on the west side of Yonge Street, between Grenville Street and a point 54.4 metres south of Grenville Street.
4. City Council approve the implementation of a "No Stopping Anytime" restriction on the west side of Yonge Street, between Grenville Street and a point 54.4 metres south of Grenville Street.
5. City Council 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.
6. City Council direct the applicant 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.
7. City Council direct that Yonge 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 \$319,000.00

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 west side of Yonge Street, between Grenville Street and a point 54.4 metres south of Grenville Street from April 1, 2016 to February 28, 2019.

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 35 months and needs City Council's approval.

COMMENTS

Yonge Street, between Grenville Street and a point 54.4 metres south of Grenville Street, is 12.8 metres wide and operates two-way with two traffic lanes in each direction. Both sides of the street are regulated by a "No Parking Anytime" and "No Stopping" restrictions. The TTC Route No. 97B operates on this portion of Yonge 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. A pedestrian walkway will be maintained at all times on the west side of the street, beside the proposed construction staging area.

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

CONTACT

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SIGNATURE

Kyp Perikleous
Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

1. Drawing No. 421G-2021, dated January 2016

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