



**STAFF REPORT
ACTION REQUIRED**

Construction Staging Area – 836 - 850 Yonge Street

Date:	May 6, 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:	ts2016083te.top.doc

SUMMARY

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

TMG Builders is constructing a 56-storey building at 836 - 850 Yonge Street, on the southwest corner of Yonge Street and Yorkville Avenue. They need to close the sidewalk and curb lane on the west side of Yonge Street in order to do their work.

TMG Builders also needs to close the south sidewalk and curb lane on Yorkville Avenue. This matter was dealt with in a companion report "Construction Staging Area – 1 Yorkville Avenue" and received Toronto and East York Community Council approval on April 5, 2016.

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 Yorkville Avenue and a point 67.0 metres south of Yorkville Avenue, from September 1, 2016 to December 31, 2017.
2. City Council approve the removal of the existing "No Parking Anytime" restriction on the west side of Yonge Street, between Yorkville Avenue and a point 67.0 metres south of Yorkville Avenue.

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 Yorkville Avenue and a point 67.0 metres south of Yorkville Avenue.
4. City Council approve the implementation of a "No Stopping Anytime" restriction on the west side of Yonge Street, between Yorkville Avenue and a point 67.0 metres south of Yorkville Avenue.
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 the applicant to sweep the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.
8. City Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
9. City Council direct the applicant, in consultation with Transportation Services, to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.
10. City Council direct the applicant, in areas where no cycling lanes exist and in consultation with Transportation Services, to install sharrow markings onto the roadway and display appropriate signage on the hoarding board to inform motorists and cyclist to safely share the road.
11. City Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.
12. City Council direct the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.

13. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
14. 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. TMG Builders 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 \$195,000.00.

DECISION HISTORY

City Council, at its meeting on May 5, 6 and 7, 2015, adopted Item TE5.4 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, for the lands at 836-850 Yonge Street and 1-9A Yorkville Avenue. City Council, at its meeting on November 3 and 4, 2015, also adopted MM10.23 regarding this site.

ISSUE BACKGROUND

Transportation Services has received an application from TMG Builders for a temporary closure of the sidewalk and the curb lane on the west side of Yonge Street, between Yorkville Avenue and a point 67.0 metres south of Yorkville Avenue, from September 1, 2016 to December 31, 2017.

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 16 months and needs City Council's approval.

COMMENTS

Yonge Street, between Yorkville Avenue and a point 67.0 metres south of Yorkville Avenue, 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 18.0 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-2165, dated May, 2016