Construction Staging Area – 135 Yorkville Avenue

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<th>Date:</th>
<th>May 1, 2016</th>
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<td>To:</td>
<td>Toronto and East York Community Council</td>
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<td>From:</td>
<td>Director, Transportation Services, Toronto and East York District</td>
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<td>Wards:</td>
<td>Toronto-Centre Rosedale, Ward 27</td>
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<td>Reference Number:</td>
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**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.

SkyGrid Construction Inc., is constructing an 11-storey commercial and condominium building at No. 135 Yorkville Avenue. They need to close the south sidewalk and south curb lane on Yorkville Avenue in order to do their work.

**RECOMMENDATIONS**

Transportation Services, Toronto and East York District recommends that Toronto and East York Community Council:

1. Approve the closure of the sidewalk and curb lane on the south side of Yorkville Avenue, between a point 52.0 metres east of Avenue Road and a point 23.0 metres further east of Avenue Road, from June 1, 2016 to June 30, 2017.

2. Approve the removal of the existing Pay & Display parking regulation on the north side of Yorkville Avenue, between a point 50.7 metres east of Avenue Road and a point 33.0 metres further east of Avenue Road from June 1, 2016 to June 30, 2017.

3. Approve the removal of the existing "Commercial Loading Zone" regulation on the north side of Yorkville Avenue, between a point 49 metres east of Avenue
Road and a point 9.0 metres west of Hazelton Avenue of Avenue Road from June 1, 2016 to June 30, 2017.

4. Designate a "Commercial Loading Zone" to operate from 6:00 a.m. to 4:00 p.m. Monday to Friday, on the north side of Yorkville Avenue, between a point 83.7 metres east of Avenue Road and a point 9.0 metres west of Hazelton Avenue from June 1, 2016 to June 30, 2017.

5. Enact a "No Stopping Anytime" restriction on the north side of Yorkville Avenue, between a point 50.7 metres east of Avenue Road and a point 33.0 metres further east of Avenue Road from June 1, 2016 to June 30, 2017.

6. 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.

7. 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.

8. Direct that Yorkville Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact
There is no financial impact to the City. SkyGrid Construction Inc., 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 $48,000.00.

DECISION HISTORY
City Council, at its meeting on May 7, 2013 adopted Item TE23.11 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, for the lands at No. 21 Avenue Road, of which 135 Yorkville Avenue is included.

ISSUE BACKGROUND
Transportation Services has received an application from SkyGrid Construction Inc., for a temporary closure of the sidewalk and curb lane on the south side of Yorkville Avenue, between a point 52.0 metres east of Avenue Road and a point 23.0 metres further east of Avenue Road, from June 1, 2016 to June 30, 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 13 months and needs Toronto and East York Community Council’s approval.
COMMENTS
Yorkville Avenue, between Avenue Road and Hazelton Avenue is a 7.6 metres wide roadway and has one-way westbound traffic operation. The north side of the street is regulated by "Pay & Display" parking and a "Commercial Loading Zone" regulation. The south side of the street is regulated by a "No Standing Anytime" restriction.

Developing this property means excavating the entire site. 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 westbound curb lane and sidewalk on the south side of Yorkville Avenue fronting the site will be closed. Pedestrians will be redirected to temporary covered pedestrian walkway in the westbound curb lane. The remaining width of 3.5 metres will continue to accommodate one lane of traffic.

To enhance traffic flow around the construction site, stopping will be prohibited at all times on the north side of Yorkville Avenue of Yorkville Avenue, between a point 50.7 metres east of Avenue Road and a point 33.0 metres further east of Avenue Road from June 1, 2016 to June 30, 2017. SkyGrid Construction Inc., will be responsible for the lost revenue for 4 "Pay and Display" parking space on the north side of the street. Impact on traffic will be minimal.

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

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SIGNATURE

Kyp Perikleous
Director, Transportation Services
Toronto and East York District

ATTACHMENTS
1. Drawing No. 421G-2159, dated May, 2016