Construction Staging Area – Gloucester Street (587 - 599 Yonge Street)

Date: May 25, 2017
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 27, Toronto-Centre Rosedale

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.

Cresford Developments is constructing a 44-storey condominium at 587 - 599 Yonge. The site is bounded by Gloucester Street to the north, existing residential uses to the east, Dundonald Street to the south and Yonge Street to the west.

Transportation Services is requesting approval to close the south sidewalk and a portion of the westbound lane on Gloucester Street and the north sidewalk and a portion of the eastbound lane on Dundonald Street for a period of 25 months to accommodate a construction staging area. Pedestrian movements will be accommodated within the temporary sidewalks installed in the closed curb lanes.

RECOMMENDATIONS

The Acting Director, Transportation Services, Toronto and East York District recommends that:

1. Toronto and East York Community Council approve the closure of the sidewalk on the south side of Gloucester Street, between a point 16.5 metres east of Yonge Street and a point 33.7 metres further east, from June 19, 2017 to July 31, 2019.

2. Toronto and East York Community Council approve the closure of a 2.9 metre wide portion of the westbound lane on the south side of Gloucester Street, between a point 12.9 metres east of Yonge Street and a point 37.5 metres further east, from June 19, 2017 to July 31, 2019.

3. Toronto and East York Community Council approve the closure of the sidewalk on the north side of Dundonald Street, between Yonge Street and a point 53.0 metres east, from June 19, 2017 to July 31, 2019.
4. Toronto and East York Community Council approve the closure of a 2.9 metre wide portion of the westbound lane on the north side of Dundonald Street, between a point 4.9 metres east of Yonge Street and a point 47.9 metres further east, from June 19, 2017 to July 31, 2019.

5. Toronto and East York Community Council prohibit stopping at all times on the north and south sides of Gloucester Street between Yonge Street and a point 75.3 metres east.

6. Toronto and East York Community Council prohibit stopping on the north and south sides of Dundonald Street between Yonge Street and a point 75.6 metres east.

7. Toronto and East York Community 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.

8. Toronto and East York Community 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.

9. Toronto and East York Community Council direct that Gloucester Street and Dundonald Street 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. Cresford Developments 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 proposed closures on Gloucester Street and Dundonald Street, these fees will be approximately $327,000.00.

**DECISION HISTORY**

The Ontario Municipal Board, pursuant to its Order issued on July 21, 2014 in relation to Board Case No. PL130332, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 587 - 599 Yonge Street, 2 and 4 Dundonald Street and 7 and 9 Gloucester Street.

**COMMENTS**

A mixed-use development consisting of a 44-storey residential condominium building will be constructed by Cresford Developments at 587 - 599 Yonge Street. The site is bounded by Gloucester Street to the north, existing residential uses to the east, Dundonald Street to the south and Yonge Street to the West.
The development, in its completed form, will consist of 528 dwelling units with ground and second floor retail. A four level underground parking will be constructed with permanent access from Gloucester Street. Based on the information provided by the applicant, the entire site will be excavated lot line to lot line on all four sides to a depth of 14.0 metres. Construction staging areas for the development will be set up within the road right-of-way on the south side of Gloucester Street and north side of Dundonald Street.

Gloucester Street, in the vicinity of the site, is an east-west local roadway and consists of a one-lane (westbound) cross-section with an average pavement width of 7.4 metres. There is no TTC service on the subject section of Gloucester Street.

The following parking regulations are in effect on the subject section of Gloucester Street:

North Side:

- "No Parking, 7:00 a.m. to 7:00 p.m." between Yonge Street and Church Street.
- "No Stopping, 7:00 p.m. of one day to 7:00 a.m. of the next following day" between Yonge Street and Church Street.

South Side:

- "No Parking, 7:00 a.m. to 7:00 p.m." between Yonge Street and a point 91.5 metres east.
- "No Stopping, 7:00 p.m. of one day to 7:00 a.m. of the next following day" between Yonge Street and a point 91.5 metres east.
- "Pay & Display Parking, 8:00 a.m. to 7:00 p.m., Monday to Saturday; 1:00 p.m. to 7:00 p.m., Sunday" between a point 78 metres east of Yonge Street and Church Street.
- "Permit Parking, 7:00 p.m. to 7:00 a.m." between a point 91 metres east of Yonge Street and Church Street.

Dundonald Street, in the vicinity of the site, is an east-west local roadway and consists of a one-lane (westbound) cross-section with an average pavement width of 7.4 metres. There is no TTC service on the subject section of Dundonald Street.

The following parking regulations are in effect on the subject section of Dundonald Street:

North Side:

- "No Parking, Anytime" between Yonge Street and Church Street.

South Side:

- "No Parking, Anytime" between Yonge Street and a point 91.4 metres east.
- "No Stopping, Anytime" between a point 95.6 metres east of Yonge Street and a point 166 metres west of Church Street.
- "No Stopping, Anytime" between a point 155.08 metres east of Yonge Street and a point 190.32 metres further east.
- "Pay & Display Parking, 8:00 a.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m., Sunday" between a point 78 metres east of Yonge Street and 32 metres further east; between a point 121 metres east of Yonge Street and a point 155.08 metres east of Yonge Street; between a point 190.32 metres east of Yonge Street and Church Street.
- " Permit Parking, 10:00 p.m. to 7:00 a.m." between a point 78 metres east of Yonge Street and a point 32 metres further east; between a point 121 metres east of Yonge Street and Church Street.

Construction staging operations on Gloucester Street will be set up within the existing boulevard allowance and the westbound lane. Subject to approval, the south sidewalk on Gloucester Street, between a point 16.5 metres east of Yonge Street and a point 33.7 metres further east, will be closed. Also, a 2.9 metres wide portion of the westbound lane on the south side of Gloucester Street, between a point 12.9 metres east of Yonge Street and a point 37.5 metres further east, will be closed. Pedestrians will be directed to a protected 1.7 metres covered walkway within the closed portion of the westbound lane. The remaining road width of 4.5 metres will maintain one-way traffic operations on Gloucester Street.

To enhance traffic flow around the construction staging area, stopping will be prohibited during all times on the north and south sides of Gloucester Street between Yonge Street and a point 75.3 metres east.

Construction staging operations on Dundonald Street will be set up within the existing boulevard allowance and the westbound lane. Subject to approval, the north sidewalk on Dundonald Street, between Yonge Street and a point 53.0 metres east, will be closed. Also, a 2.9 metres wide portion of the westbound lane on the north side of Dundonald Street, between a point 4.9 metres east of Yonge Street to a point 47.9 metres further east, will be closed. Pedestrians will be directed to a protected 1.7 metres covered walkway within the closed portion of the eastbound lane. The remaining road width of 4.5 metres will maintain one-way traffic operations on Dundonald Street.

To enhance traffic flow around the construction staging area, stopping will be prohibited during all times on the north and south sides of Dundonald Street, between Yonge Street and a point 75.6 metres east.

Transportation Services is satisfied that Cresford Developments has looked at all options to alleviate traffic congestion at this location.

Finally, a review of the City's five-year major capital works program indicates that during the Year 2018, a watermain replacement project is planned on Gloucester Street, between Yonge Street and Jarvis Street. The exact dates of the planned capital works project were not available at the time of writing this report. In the event of any conflict with the planned capital works project, the developer has been advised that the
proposed construction staging area will need to be modified or removed to accommodate the capital works project activities.

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

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SIGNATURE

Dave Twaddle, C.E.T.
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ATTACHMENTS

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