Construction Staging Area – Charles St. West (720 - 728 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.

JMC Building Developments (2011) Ltd., is renovating a 3 storey heritage building at 720-728 Yonge Street. The site is bounded by Charles Street West to the north, Yonge Street to the east, and existing commercial uses to the south and west.

Transportation Services is requesting approval to close the sidewalk and a portion of the westbound curb lane on the south side of Charles Street West for a period of 3 months to accommodate a construction staging area for the subject development.

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 and westbound curb lane on the south side of Charles Street West between Yonge Street and a point 32.0 metres west from August 1, 2017 to October 31, 2017.

2. Toronto and East York Community Council enact a "No Stopping Anytime" restriction on the south side of Charles Street West between Yonge Street and a point 66.5 metres west.

3. Toronto and East York Community Council enact a "No Stopping Anytime" restriction on the north side of Charles Street West between Yonge Street and a point 68.5 metres west.
4. Toronto and East York Community Council rescind the existing "1 Hour Parking, 6:00 p.m. to 8:00 a.m., Monday to Saturday" on the north side of Charles Street West between Yonge Street and a point 68.5 metres west.

5. 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.

6. 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.

7. Toronto and East York Community Council direct that Charles Street West 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. JMC Building Developments (2011) Ltd., 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 Charles Street West, these fees will be approximately $40,000.00.

DECISION HISTORY

No amendment to Zoning was required for the existing heritage building site.

COMMENTS

A 3-storey heritage structure (Robert Barron Building) located at the municipal address of 720-728 Yonge Street will be redeveloped into a commercial use development by JMC Building Developments (2011) Ltd. The site is surrounded by Charles Street to the north, Yonge Street to the east and existing commercial uses to the south and west.

Based on the information provided by the developer, the existing height and façade of the building will be maintained. A structural shoring system will be installed inside the building to support and preserve the façade during construction. In order to continue with the redevelopment, a construction staging area will be set up within the road right-of-way on the south side of Charles Street West.

Charles Street West, in the vicinity of the site, is an east-west collector roadway and consists of a two-lane (westbound) cross-section with an average pavement width of 9.7 metres. There is no TTC service on the subject section of Charles Street West.
The following parking regulations are in effect on the subject section of Alexander Street:

**North Side:**
- "One-hour Parking, 6:00 p.m. to 8:00 a.m., Monday to Saturday" between Yonge Street and Balmuto Street.
- "No Parking, 8:00 a.m. to 6:00 p.m., Monday to Saturday" between Yonge Street and Balmuto Street.

**South Side:**
- "No Parking Anytime" between Yonge Street and Bay Street.

Construction staging operations for the development will be set up within the existing boulevard allowance and the westbound curb lane on the south side of Charles Street West. Subject to approval, 5.7 metres of the westbound curb lane and sidewalk on the south side of Charles Street West will be closed from Yonge Street to a point 32.0 metres further west. The sidewalk will be closed along the flankage of the site on Charles Street West. To ensure pedestrians are informed of this temporary sidewalk closure, appropriate advanced signage will be positioned at strategic locations to clearly redirect pedestrians. The remaining road width of 4.0 meters will maintain one-way traffic operations on Charles Street West.

To enhance traffic flow around the construction staging area, stopping will be prohibited on the north side of Charles Street West between Yonge Street and a point 68.5 metres west and on the south side of Charles Street West between Yonge Street and a point 66.5 metres west.

Finally, a review of the City's five-year major capital works program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging areas on Charles Street West is not expected to conflict with the City's capital works projects.

Transportation Services is satisfied that JMC Building Developments (2011) Ltd., has looked at all options to alleviate traffic congestion at this location.
Councillor Kristyn Wong-Tam has been advised of the recommendations of this staff report.

CONTACT

Ann S. Khan, P.Eng.
Manager, Traffic Operations
Toronto and East York District Transportation Services
Telephone: (416) 397-5021
Fax: (416) 392-1920
Email: Ann.Khan@toronto.ca

SIGNATURE

Dave Twaddle, C.E.T.
Acting Director, Transportation Services
Toronto and East York District

ATTACHMENTS

Drawing No. 421G-2528, dated May 2017
P:\2017\Cluster B\TRA2017110te.top.doc