

Construction Staging Area – 2221 Yonge Street

Date: May 25, 2017
To: Toronto City Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 22, St. Paul's

SUMMARY

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

Toddglen Group of Companies is constructing a 60-storey residential condominium building at 2221 Yonge Street. The site is bounded by Eglinton Avenue East and existing commercial uses to the north, Cowbell Lane to the east, existing commercial and residential uses to the south and Yonge Street to the west.

Transportation Services is requesting approval to close a portion of the northbound curb lane on Yonge Street for a period of 6 months. Pedestrians will be accommodated in a protected covered walkway within the existing east sidewalk.

RECOMMENDATIONS

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

1. City Council approve the closure of 6.1 metres wide portion of the northbound curb lane on Yonge Street, between a point 59.0 metre south of Eglinton Avenue East and a point 33.2 metres further south, from July 10, 2017 to December 31, 2017.
2. 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.
3. 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.
4. City Council direct that Yonge Street be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Toddglen Group of Companies 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 term of the closure, these fees will be approximately \$79,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued on November 23, 2015, in relation to Board Case No. PL131208, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 2221 Yonge Street.

COMMENTS

A 60-storey residential condominium building will be constructed by Toddglen Group of Companies at 2221 Yonge Street. The site is bounded by Eglinton Avenue East and existing commercial uses to the north, Cowbell Lane to the east, existing commercial and residential uses to the south and Yonge Street to the west.

The development, in its completed form, will consist of 605 dwelling units and a 3-level underground parking garage. Vehicular access to the site will be provided from Cowbell Lane.

Construction of the subject development will be undertaken in several phases to coordinate with the ongoing construction of the Metrolinx Crosstown LRT on Eglinton Avenue East. A construction staging area within the road right-of-way is proposed on Yonge Street abutting the site. By way of background, the original construction staging proposal for the subject development included occupation and full closure of a section of Cowbell Lane abutting the site while maintaining access/egress to the neighbouring sites on Cowbell Lane via Eglinton Avenue and Soudan Avenue.

Metrolinx has advised that Cowbell Lane at Eglinton Avenue East will be closed to accommodate construction work for the Crosstown LRT. The concurrent closures on Cowbell Lane as proposed by the Metrolinx and subject development would restrict access/egress to the commercial developments to the north of the site. Consequently, the original construction staging proposal for the development had to be modified and relocated to Yonge Street to maintain access/egress to the neighbouring sites on Cowbell Lane.

Yonge Street, in the vicinity of the site, is a north-south major arterial roadway and consists of a five lane (two northbound lanes, two southbound lanes and a north-to-eastbound right-turn lane) cross-section. However, due to ongoing Metrolinx Crosstown LRT construction and associated staging, Yonge Street, in the vicinity of the site, currently operates as one northbound lane and two southbound lanes. The TTC bus route No. 97 operates on this portion of Yonge Street. Currently, Metrolinx has a

construction staging area on the east side of Yonge Street south of Eglinton Avenue East.

The following parking and stopping regulations are in effect on the subject section of Yonge Street:

East side:

- "No Stopping, Anytime" between Eglinton Avenue East and a point 168 metres south.

West side:

- "No Stopping, Anytime" between Eglinton Avenue West and a point 35 metres south.
- "Stands for Taxicabs, Anytime except 7:00 a.m. to 9:00 a.m., Monday to Friday" between a point 35 metres south of Eglinton Avenue West and a point 30.5 metres further south.

Construction staging operations on Yonge Street will take place within the northbound curb lane on the east side of Yonge Street abutting the site. Subject to approval, a 6.1 metres wide portion of the northbound curb lane on Yonge Street (between a point 59.0 metres south of Yonge Street to a point 33.2 metres further south) will be closed. Pedestrian operations will be maintained through a protected covered walkway within the east sidewalk.

To enhance traffic flow around the construction site, existing stopping prohibitions on the east side of Yonge Street will remain in effect.

Transportation Services is satisfied that Toddglen Group of Companies has looked at all options to alleviate congestion and the length of time for construction at this location.

Councillor Josh Matlow has been advised of the recommendations of this staff report.

CONTACT

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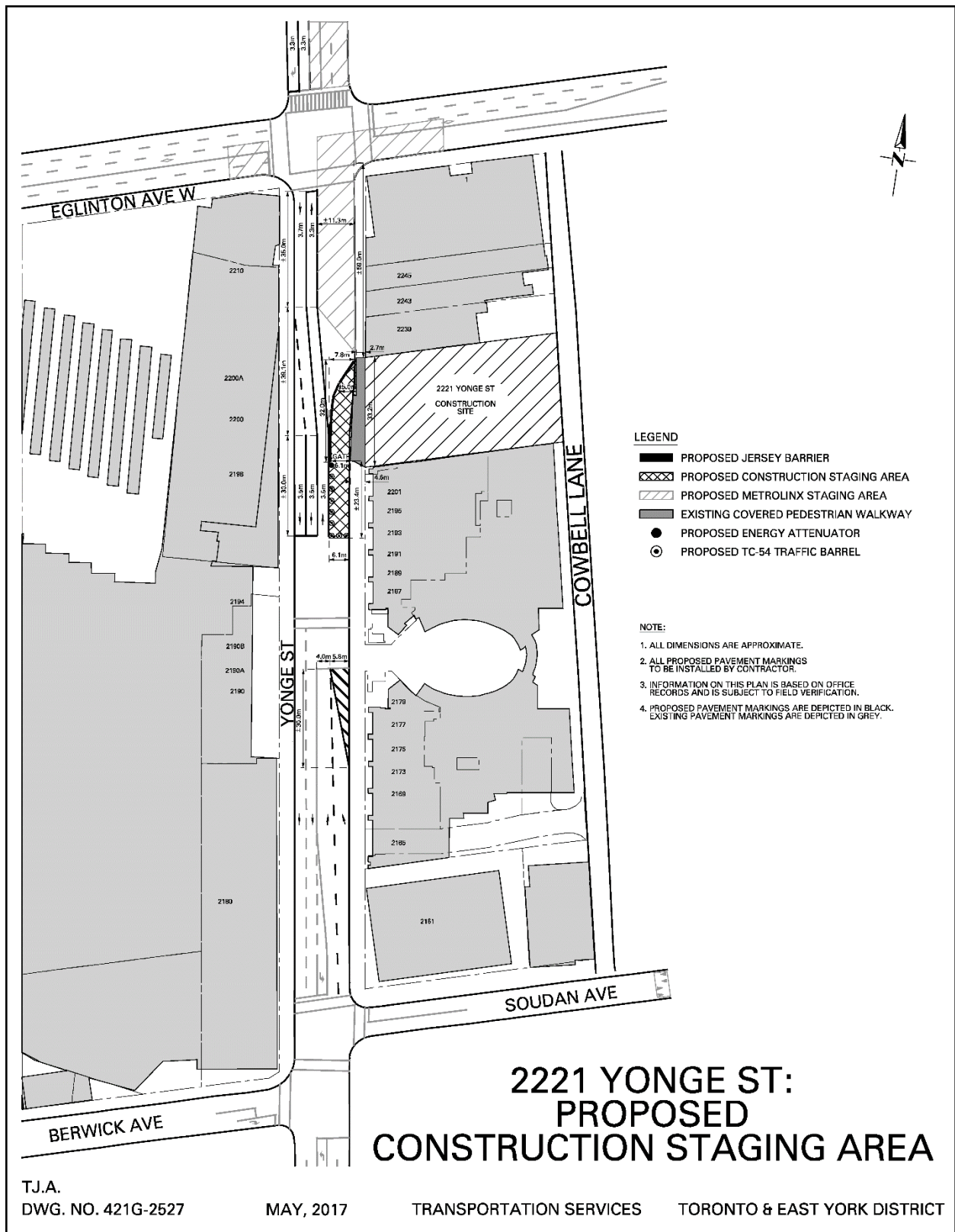
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-2527, dated May, 2017

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