

## **Construction Staging Area Time Extension – Grenville Street (454 - 464 Yonge Street)**

**Date:** January 22, 2018  
**To:** Toronto and East York Community Council  
**From:** Acting Director, Transportation Services, Toronto and East York District  
**Wards:** Toronto-Centre Rosedale, Ward 27

### **SUMMARY**

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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.

Reliance Construction Toronto is constructing a 63-storey residential condominium building at 454 - 464 Yonge Street. The site is bounded by Grenville Street to the north, Yonge Street to the east, commercial uses (450 Yonge Street) to the south and St. Luke Lane to the west.

The sidewalk and a portion of the eastbound curb lane on the south side of Grenville Street are closed to accommodate construction staging operations for the development.

Toronto and East York Community Council, at its meeting on February 23, 2016, approved the subject construction staging area on Grenville Street, from January 1, 2016 to February 28, 2018. Transportation Services is requesting approval to extend the duration of the subject construction areas for a period of 12 months i.e. from March 1, 2018 to February 28, 2019.

### **RECOMMENDATIONS**

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

1. Toronto and East York Community Council approve the continuation of the closure of the sidewalk and curb lane on the south side of Grenville Street, between Yonge Street and St. Luke Lane, from March 1, 2018 to February 28, 2019.
2. Toronto and East York Community Council direct the applicant to continue posting 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. Toronto and East York Community Council direct the applicant to continue providing and installing 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. Toronto and East York Community Council direct the applicant to continue sweeping the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.

5. Toronto and East York Community Council direct the applicant to continue pressure washing the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.

6. Toronto and East York Community Council direct the applicant where no cycling lanes exist, in consultation with Transportation Services, to install sharrow markings onto the roadway and display appropriate signage on the hoarding board to inform motorists and cyclists to safely share the road.

7. Toronto and East York Community Council direct the applicant to continue ensuring 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.

8. Toronto and East York Community Council direct the applicant to continue consulting and communicating all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.

9. Toronto and East York Community Council direct the applicant to continue installing appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.

10. Toronto East York Community Council direct that Grenville Street be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. Reliance Construction Toronto 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 \$125,000.00.

## **DECISION HISTORY**

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Toronto East York Community Council, at its meeting on February 23 2016, considered item TE14.51 and approved the closure of the sidewalk and curb lane on the south side of Grenville Street, from January 1, 2016 to February 28, 2018.

## COMMENTS

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A 63-storey residential condominium building is currently being constructed by Reliance Construction Toronto at 454 - 464 Yonge Street. The site is bounded by Grenville Street to the north, Yonge Street to the east, existing commercial uses (450 Yonge Street) to the south and St. Luke Lane to the west.

The development, in its complete form, will consist of 634 dwelling units along with a ground floor retail. A five-storey underground parking garage will accommodate parking demand for the development. Permanent vehicular access to the development will be from St. Luke Lane.

The construction staging areas for the development have been set up within the road right-of-way on the south side of Grenville Street and west side of Yonge Street.

The construction staging area on the west side of Yonge Street has been set up within the sidewalk and southbound curb lane on the west side of the roadway, between Grenville Street and a point 54.4 metres south of Grenville Street. The subject construction staging area was approved by the City Council, from April 1, 2016 to February 28, 2019.

The construction staging area on the south side of Grenville Street has been set up within the sidewalk and eastbound curb lane on the south side of the roadway, between Yonge Street and St. Luke Lane. The subject construction staging area was approved by the Toronto and East York Community Council, however, only from January 1, 2016 to February 28, 2018.

With the current construction staging area in place, Grenville Street in the immediate vicinity of the site operates as one eastbound and one westbound lane. A covered walkway has been established to maintain pedestrian movements on the south side of Grenville Street. At present, a "No Stopping, during all times" regulation is in effect on the south side of Grenville Street, in the immediate vicinity of the site. Pedestrian operations on the north sidewalk are maintained

By way of background, the developer had originally requested the construction staging area on Grenville Street with the end date of February 28, 2019, which coincides with the end date of the approved construction staging area on Yonge Street. In reviewing the application with the developer, it was observed that the end date of February 28, 2018 on Grenville Street, should have been February 28, 2019. As such, an extension of the duration is required for the construction staging area on Grenville Street to complete the construction of the development.

Based on the information provided by the developer, the building has been constructed to the 50th floor above grade and the construction staging area on Grenville Street is essential for the completion of the development. The subject construction staging area is being utilized to accommodate construction material deliveries, material storage and worker facilities.

Based on the detailed review of the construction activities and schedule undertaken by the developer, it is anticipated that the remaining construction activities for the development will be completed by February 28, 2019. Therefore, subject to approval, Transportation Services is requesting an approval to extend the duration of the construction staging area on Grenville Street from March 1, 2018 to February 28, 2019.

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

Through ongoing dialogue with the developer, Transportation Services is satisfied that Reliance Construction Toronto has looked at all options to minimize the duration and impact of the construction staging area on all road users.

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

## **CONTACT**

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## **SIGNATURE**

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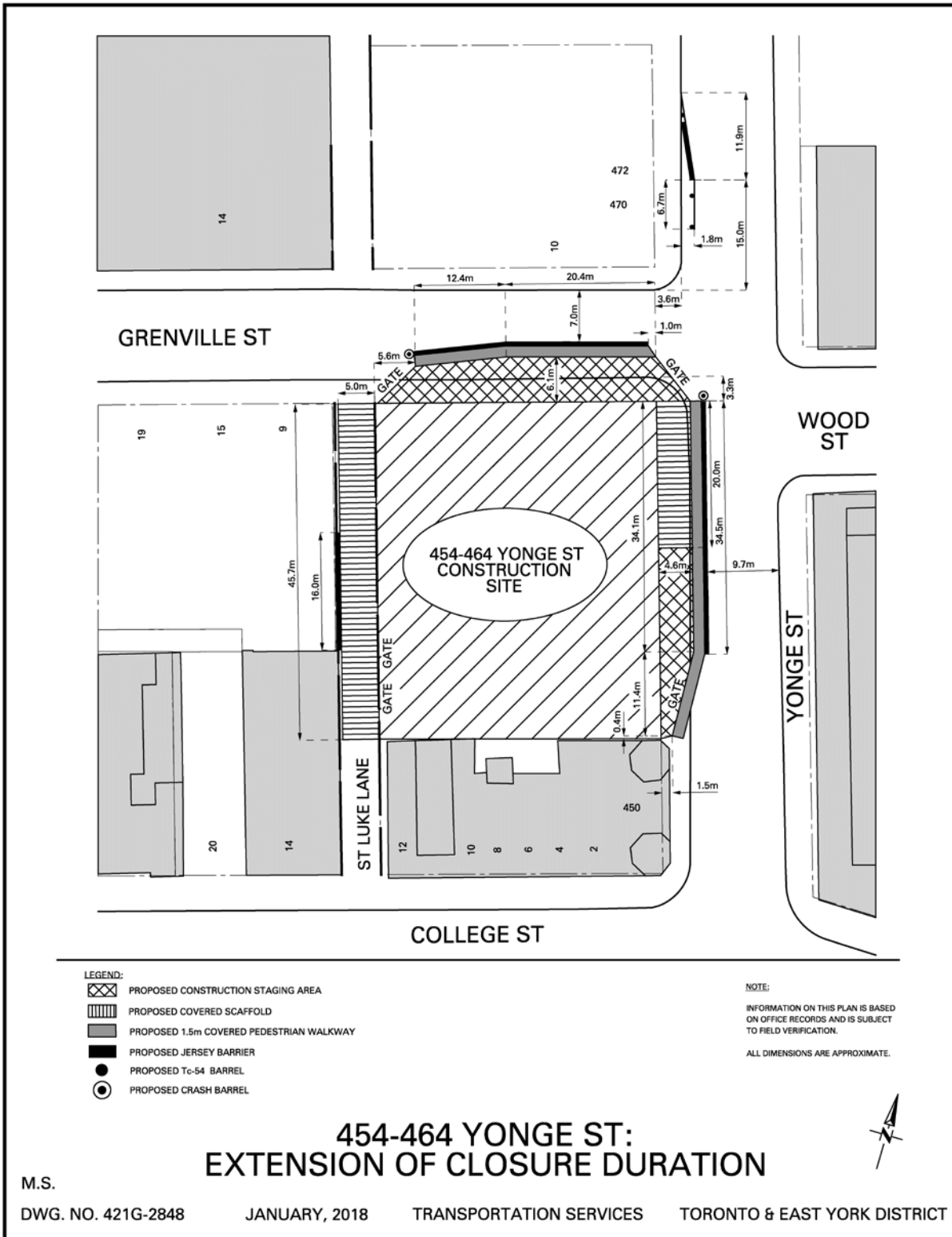
Dave Twaddle, C.E.T.  
Acting Director, Transportation Services  
Toronto and East York District

## **ATTACHMENTS**

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Drawing No. 421G-2848, dated January, 2018

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