

Construction Staging Area – 1955 Yonge Street

Date: January 22, 2018
To: Toronto and East York Community 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.

Mattamy Homes is constructing a 9-storey mixed-use development at 1955 Yonge Street. The site is located on the east side of Yonge Street, between Belsize Drive and Millwood Road.

Transportation Services is requesting approval to close the east sidewalk and a portion of the northbound curb lane on Yonge Street for a period of 12 months to accommodate construction staging operations. The developer originally requested a closure for 20 months but Transportation Services is seeking authority for 12 months at this time. Staff will review the need to extend the duration of the construction staging area and seek authority from City Council, if necessary.

All of the existing vehicular traffic lanes on Yonge Street will be maintained during construction. Pedestrian operations on the east side of Yonge Street abutting the site will be maintained in a covered and protected walkway within the closed portion of the northbound curb lane. Pedestrian operations on the west side of Yonge Street will remain unchanged.

RECOMMENDATIONS

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

1. City Council approve the closure of the east sidewalk and a 3.0 metre wide portion of the northbound curb lane on Yonge Street, between Belsize Drive and Millwood Road, from April 2, 2018 to April 2, 2019.
2. City Council rescind the existing stopping prohibition in effect from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, on the east side of Yonge Street, between Belsize Drive and Millwood Road.

3. City Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 4:00 p.m., Monday to Friday; and 8:00 a.m. to 6:00 p.m., Saturday, on the east side of Yonge Street, between Belsize Drive and Millwood Road.
4. City Council rescind the existing parking machine regulation in effect from 6:00 p.m. to 10:00 p.m., Monday to Saturday; 1:00 p.m. to 10:00 p.m., Sunday, on the east side of Yonge Street, between Belsize Drive and Millwood Road.
5. City Council rescind the existing stopping prohibition in effect from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays on the west side of Yonge Street, between a point opposite Belsize Drive and a point opposite Millwood Road.
6. City Council rescind the existing parking machine regulation in effect from 9:00 a.m. to 6:00 p.m., Monday to Friday; and 8:00 a.m. to 6:00 p.m., Saturday, on the west side of Yonge Street, between Imperial Street and a point opposite Millwood Road.
7. City Council rescind the existing parking machine regulation in effect from 6:00 p.m. to 10:00 p.m., Monday to Saturday; and 1:00 p.m. to 10:00 p.m., Sunday, on the west side of Yonge Street, between Imperial Street and a point opposite Millwood Road.
8. City Council rescind the existing parking machine regulation in effect from 9:00 a.m. to 6:00 p.m., Monday to Friday; and 8:00 a.m. to 6:00 p.m., Saturday, on the west side of Yonge Street, between Imperial Street and a point opposite Belsize Drive.
9. City Council rescind the existing parking machine regulation in effect from 6:00 a.m. to 10:00 p.m., Monday to Saturday; 1:00 p.m. to 10:00 p.m., Sunday, on the west side of Yonge Street, between Imperial Street and a point opposite Belsize Drive.
11. City Council prohibit parking at all times on the west side of Yonge Street, between Belsize Drive and Millwood Road.
12. City Council prohibit stopping at all times on the east side of Yonge Street, between Belsize Drive and Millwood Road.
13. 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.
14. 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.
15. City Council direct that Yonge Street, Belsize Drive and Millwood Road 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. Mattamy Homes 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 Yonge Street, these fees will be approximately \$149,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued on October 16, 2017, in relation to Board Case No. MM170048, approved the Site Plan drawings dated November 30, 2015, provided that changes be made to the curb to the satisfaction of Engineering and Construction Services, for the lands municipally known as 1955-1985 Yonge Street, 3 Belsize Drive and 18-22 Millwood Road.

COMMENTS

A mixed-use development consisting of a 9-storey condominium building will be constructed by Mattamy Homes at 1955 Yonge Street. The site is bounded by Belsize Drive to the north, existing residential uses to the east, Millwood Road to the south and Yonge Street to the west.

The development in its completed form, will consist of 218 dwelling units with ground floor retail. A two level underground parking garage will be constructed with permanent access from Yonge Street and Millwood Road.

Major construction activities and the associated timeline for the development are described below:

- Excavation and shoring: February 2018 to May 2018;
- Below grade formwork: June 2018 to October 2018;
- Above grade formwork: October 2018 to May 2019;
- Building envelope phase: January 2019 to December 2019; and
- Interior finishes stage: June 2019 to June 2020.

Based on the information provided by the developer, the entire site will be excavated to a depth of 7.7 metres from the street level. The excavation will extend from property line to property line on all four sides of the site. In order to continue with the construction activities, a construction staging area will be required to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower cranes, material storage and worker facilities.

Several options were explored by the developer to setup a construction staging area for the development. The options included the space within the site itself and right-of-way occupation on the adjacent roadways.

The developer has advised that the built form of the development will extend from property line to property line and it will result in limited availability of space within the site to accommodate all construction staging operations. Consequently, additional space along the property line of the site will be required to set up construction staging areas for the development.

Construction staging areas for the development have been proposed within the road right-of-way on the south side of Belsize Drive, north side of Millwood Road and east side of Yonge Street abutting the site.

The proposed construction staging area on the south side of Belsize Drive will be set up within the existing boulevard allowance. The subject area will be utilized for construction material storage, worker facilities and a temporary water discharge tank. With the proposed construction staging area in place, existing vehicular and pedestrian traffic operations on Belsize Drive abutting the site will remain unchanged. It should be noted that Belsize Drive, in the vicinity of the site, is a local roadway and primarily serves single family residential units. The roadway is characterized by a 30 km/h posted speed limit, traffic calming measures and on-street parking.

The proposed construction staging area on the north side of Millwood Road will also be setup within the existing boulevard allowance. The subject area will be utilized for construction material storage, worker facilities and a temporary hydro shack. With the proposed construction staging area in place, existing vehicular and pedestrian traffic operations on Millwood Road abutting the site will remain unchanged. Millwood Road, in the vicinity of the site, is a local roadway and serves single family residential units, Davisville Junior Public School and Davisville Child Care Centre. The roadway is characterized by a 30 km/h posted speed limit, traffic calming measures and on-street parking.

Due to local and residential nature of the streets, Belsize Drive and Millwood Road will not be utilized for construction material deliveries by large tractor-trailer units and concrete trucks. Additionally, the proposed construction staging areas on Belsize Drive and Millwood Road cannot be utilized to accommodate large delivery trucks due to inadequate available space. Therefore, a construction staging area on Yonge Street is required to provide a secure and controlled enclosure for the construction material deliveries.

The construction staging area on Yonge Street will be set up within the existing boulevard allowance and northbound curb lane on the east side of roadway abutting the site.

Yonge Street, in the vicinity of the site, is a north-south major arterial roadway and consists of a four-lane (two northbound and two southbound) cross-section. The Toronto Transit Commission (TTC) on Yonge Street is provided by the "97 Yonge" and "320 Yonge" bus. There are northbound near-side transit stops at the intersections of Yonge Street at Millwood Road and Belsize Drive.

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

East Side:

- "No Stopping, 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays", between Balliol Street and a point 30.5 metres south of Soudan Avenue.
- "Pay & Display Parking, 8:00 a.m. to 4:00 p.m. Monday to Friday; and 8:00 a.m. to 6:00 p.m. Saturday", between Merton Street and Manor Street.
- "Pay & Display Parking, 6:00 p.m. to 10:00 p.m. Monday to Saturday; and 1:00 p.m. to 10:00 p.m. Sunday", between Merton Street and Manor Street.

West Side:

- "No Stopping, 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays", between a point 30 metres south of Chaplin Crescent and a point 30.5 metres north of Soudan Avenue.
- "Pay & Display Parking, 9:00 a.m. to 6:00 p.m., Monday to Friday; and 8:00 a.m. to 6:00 p.m., Saturday", between Imperial Street and Chaplin Crescent.
- "Pay & Display Parking, 6:00 p.m. to 10:00 p.m., Monday to Saturday; and 1:00 p.m. to 10:00 p.m., Sunday", between Imperial Street and Chaplin Crescent.
- "Pay & Display Parking, 9:00 a.m. to 6:00 p.m., Monday to Friday; and 8:00 a.m. to 6:00 p.m., Saturday", between Imperial Street and Manor Road.
- "Pay & Display Parking, 6:00 p.m. to 10:00 p.m., Monday to Saturday; and 1:00 p.m. to 10:00 p.m., Sunday", between Imperial Street and Manor Road.

Subject to approval, a 3.0 metre wide portion of the northbound curb lane and sidewalk on the east side of Yonge Street, between Belsize Drive and Millwood Road, will be closed to accommodate construction staging operations for the development. Pedestrians will be directed to a protected 2.1 metre covered walkway within the closed portion of the northbound lane.

Traffic lanes on Yonge Street will be realigned to maintain the existing northbound and southbound traffic operations. With the proposed construction staging area in place, Yonge Street in the immediate vicinity of the site will operate as a 3.3 metre wide through traffic lane and a 3.5 metre wide curb lane in the northbound and southbound directions. Pedestrian operations on the west sidewalk will remain unchanged.

As a result of the realignment of traffic lanes, six on-street "Pay and Display" parking spaces located on the west side Yonge Street will be removed. The removal of six "Pay and Display" parking spaces is not expected to have a significant impact on the parking supply in the area. The developer will be responsible for paying the lost revenue of the six parking spaces on Yonge Street.

To enhance traffic flow around the construction staging area, stopping will be prohibited during all times on the east side of the road between Yonge Street, between Belsize Drive and Millwood Road.

The developer has reviewed the extent (i.e. length and width) of the proposed construction staging area on Yonge Street and advised that the proposed occupation of the road right-of-way will be sufficient to safely accommodate a tractor-trailer unit and other delivery vehicles. Construction material such as construction steel and precast façade panels will be delivered to the site on a minimum 48 feet long trailer. The trailer will remain parked within the staging area on Yonge Street until the construction material is picked by an onsite tower crane and installed at the site. Furthermore, the tractor trailer unit and other delivery vehicles will access the proposed construction staging area on Yonge Street by driving in from the south access and driving out from the north access in a forward motion. This driving manoeuvre will minimize any disruptions to the flow of vehicular traffic on Yonge Street.

A detailed review of the construction schedule was undertaken by the developer to reduce the duration of the lane occupation on Yonge Street and minimize its impact on all road users. The original option for the construction staging area on Yonge Street included a temporary continuous lane occupation for a period of 25 months. The developer has advised that the construction schedule has been optimized by utilizing space within the site itself for construction staging purposes. Under the updated proposal, a temporary lane occupation on Yonge Street has been requested for a period of 20 months.

The proposed construction area will not negatively impact TTC service on Yonge Street. All existing TTC bus stops will be maintained.

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 proposed construction staging area on Yonge Street is not expected to conflict with the City's capital works projects.

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

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

CONTACT

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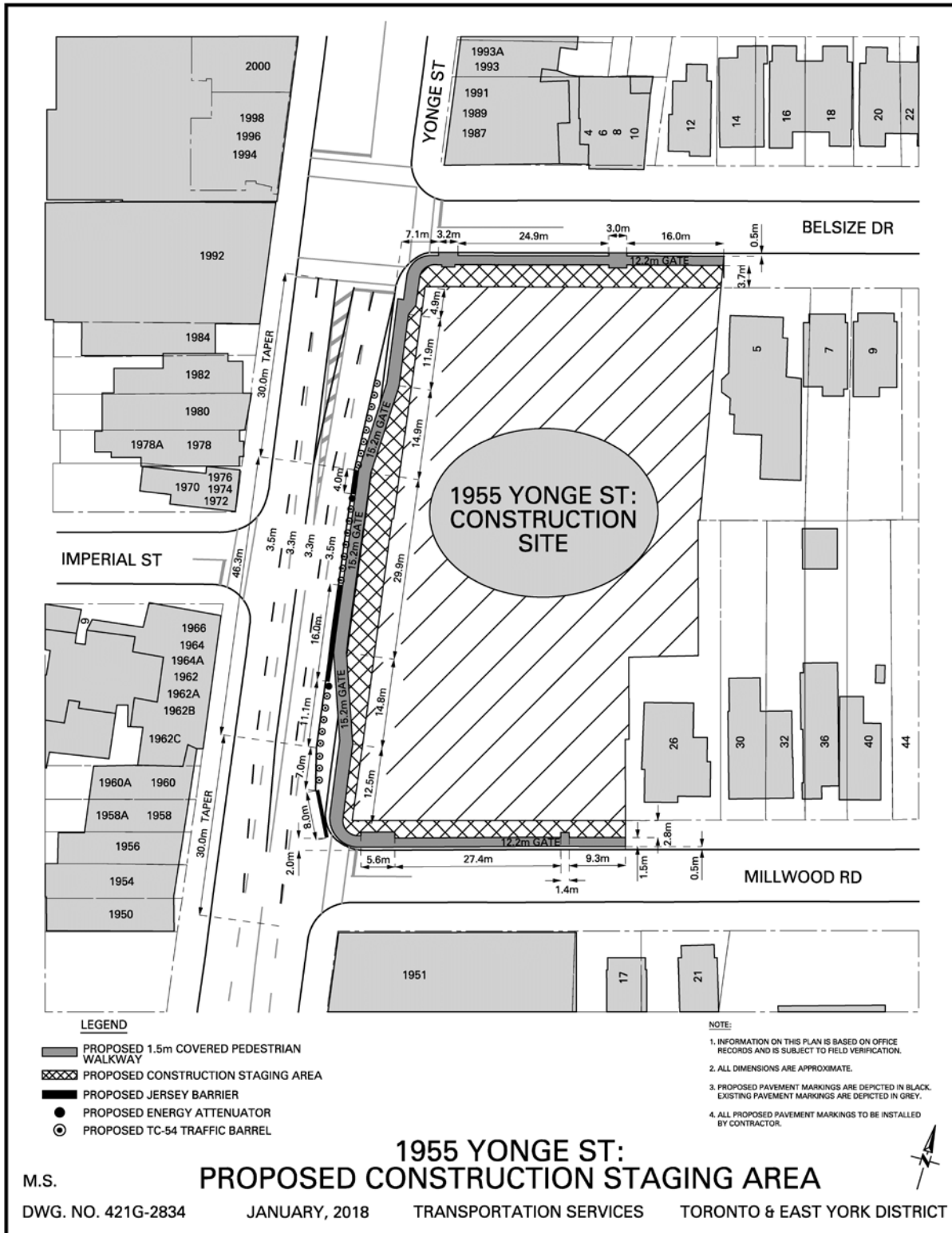
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-2834, dated January, 2018

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