

Construction Staging Area Time Extension - 2360 Yonge Street

Date: January 28, 2019

To: North York Community Council

From: Acting Director, Traffic Management, Transportation Services

Wards: Ward 8 - Eglinton-Lawrence

SUMMARY

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

Lifetime Developments is constructing a 29-storey condominium at 2360 Yonge Street. The site is bounded by Yonge Street to the east, Helendale Avenue to the north and existing developments to the west and south.

The developer has received approval from City Council to occupy the west sidewalk and 1.7 metres of the southbound curb lane on Yonge Street, from Helendale Avenue to a point 58 metres south, until February 1, 2019. The developer has also received approval from North York Community Council to occupy the south sidewalk and full roadway on Helendale Avenue, from Yonge Street to a point 27 metres west of Yonge Street, until July 5, 2019.

Transportation Services is requesting City Council approval to extend the duration of the existing construction staging area on Yonge Street until February 1, 2020.

RECOMMENDATIONS

The Acting Director, Traffic Management, Transportation Services recommends that:

1. City Council approve the continuation of the closure of the west sidewalk and 1.7 metres of the southbound curb lane on Yonge Street, from Helendale Avenue to a point 58 metres south of Helendale Avenue, from March 1, 2019 until February 1, 2020.
2. City Council direct that Yonge Street be returned to its pre-construction parking and traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact to the City of Toronto. Lifetime 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 term of the closure, these fees will be approximately \$113,100.00.

DECISION HISTORY

City Council, at its meeting on January 31, 2018, adopted Item NY27.21 and approved the closure of the west sidewalk and 1.7 metres of the southbound curb lane on Yonge Street, from Helendale Avenue to a point 58 metres south. This closure was approved from February 1, 2018 until February 1, 2019. The Council decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.NY27.21>

In addition, North York Community Council, at its meeting on July 4, 2018, adopted Item NY32.46 and approved the continuation of the closure of Helendale Avenue, west of Yonge Street. This closure was approved from July 5, 2018 to July 5, 2019. The Council decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.NY32.46>

COMMENTS

A 29-storey condominium building is currently being constructed by Lifetime Developments at 2360 Yonge Street. The site is located on the southwest corner of Yonge Street and Helendale Avenue.

The development, when completed, will consist of 378 units and a three-level underground parking garage. All permanent access to the site will be provided from Helendale Avenue.

Construction staging operations take place within the right-of-way on the west side of Yonge Street abutting the site. The sidewalk and a portion of the southbound curb lane are occupied to accommodate these construction staging operations (NY27.21). Pedestrians are directed to a covered pedestrian walkway within the occupied portion of the southbound curb lane. Two southbound lanes and two northbound lanes are being maintained for traffic flow on Yonge Street at all times.

This development also requires a construction staging area to occupy the full width and south sidewalk on Helendale Avenue, abutting the site (NY32.46). A covered pedestrian walkway is maintained through this construction staging area.

Transportation Services has received a request from Lifetime Developments to continue the use of the existing construction staging area that occupies the west sidewalk and partial curb lane of Yonge Street, as construction is not yet complete. Construction of

the development is progressing and the existing construction staging area is being utilized for construction material deliveries and equipment staging.

As the previous City Council approval ends on January 31, 2019, a time extension for the existing construction staging area on Yonge Street is being requested until February 1, 2020. The lapse between the end of the previous approved closure and the approval of the new closure will be authorized by a 30-day permit.

Any further time extensions that are shown to be needed to continue with the safe construction of the building will be reported to City Council before the one-year time period has elapsed.

The Ward Councillor is aware of the recommendations of this staff report.

CONTACT

Dan Clement, Acting Manager, Traffic Operations, Traffic Management, Transportation Services, Tel: 416-395-7463, Fax: 416-395-7544, Email: Dan.Clement@toronto.ca

SIGNATURE

Roger Browne
Acting Director

ATTACHMENTS

Attachment 1: Map - 2360 Yonge Street, Construction Site Location Map
Attachment 2: Map - 2360 Yonge Street, Construction Staging (Detail Plan/Staging Area)