

Construction Staging Area Time Extension – 1955 Yonge Street

Date: February 22, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 12, 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. The sidewalk and a portion of the northbound lane on the east side of Yonge Street fronting the site are currently closed to accommodate construction staging operations for the development.

City Council, at its meeting on March 26 and 27, 2018, approved the subject construction staging area on Yonge Street, from April 2, 2018 to April 2, 2019. A time extension of the construction staging area on Yonge Street has been requested for an additional 5 months (i.e. from April 3, 2019 to August 31, 2019), in order to complete the construction of the development.

RECOMMENDATIONS

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

1. City Council approve the continuation of 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 3, 2019 to August 31, 2019.
2. City 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. City 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. 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 \$60,000.00.

DECISION HISTORY

City Council, at its meeting on March 26 and 27, 2018, adopted Item TE30.54 and in so doing approved 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.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE30.54>

COMMENTS

A 9-storey condominium building is currently being 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 a ground floor retail. A two level underground parking garage will be constructed with permanent access from Yonge Street and Millwood Road.

With the current construction staging area in place, Yonge in the immediate vicinity of the site operates as two northbound and two southbound traffic lanes. A covered walkway has been established to maintain pedestrian movements on the east side of Yonge Street. Pedestrian operations on the west sidewalk are maintained.

Construction staging areas have also been setup on the existing boulevard allowance on Belsize Drive and Millwood Road.

To enhance traffic flow around the subject construction staging area, a stopping prohibition is in-effect on both sides of Yonge Street.

The building has been constructed to 7-storeys and construction work is underway to complete the remaining 2-storeys. The developer has informed staff that due to limited space availability, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions and the current construction staging area on Yonge Street is essential to continue with the development. By way of background, the developer originally requested a closure for 20 months to accommodate construction staging operations but Transportation Services only requested 12 months. Subsequently, staff would review the need for a time extension of the construction staging area.

Based on the detailed review of the construction activities and schedule undertaken by the developer, the site is three months ahead of schedule it is anticipated that the remaining construction activities requiring right-of-way occupation on Yonge Street will be completed by August 31, 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 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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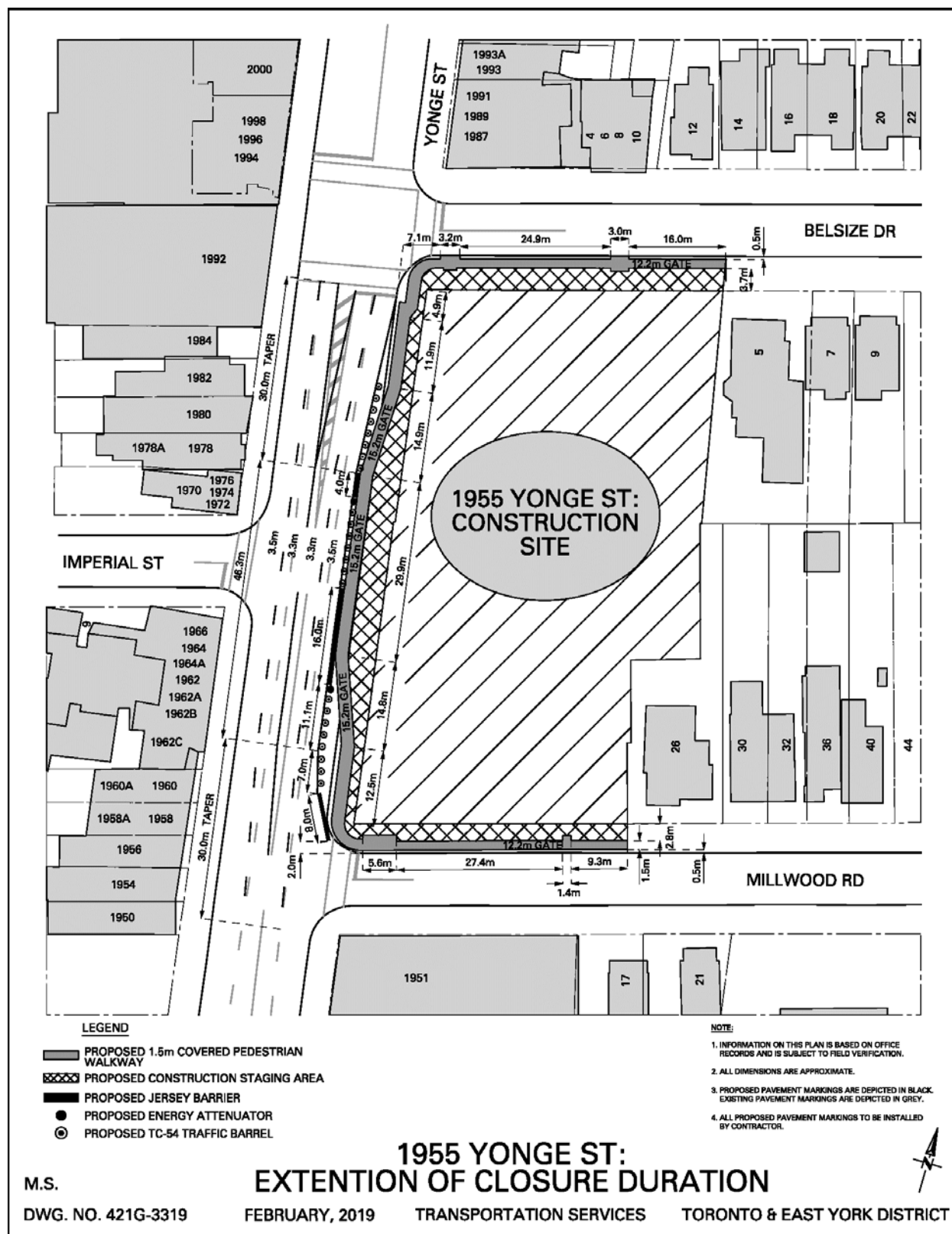
SIGNATURE

Roger Browne P.Eng,.M.Eng.
Acting Director, Traffic Management,
Transportation Services

ATTACHMENTS

Drawing No. 421G-3319 dated February, 2019

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