

Construction Staging Area Time Extension – Alexander Street and Maitland Street (501 Yonge Street)

Date: April 30, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 13, Toronto-Centre

SUMMARY

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.

Lanterra Developments Limited is constructing a 26-storey and 53-storey building at 501 Yonge Street, with frontage on Maitland Street and Alexander Street, respectively. The south sidewalk and a portion of the westbound lane on Maitland Street and the north sidewalk and a portion of the eastbound lane on Alexander Street, fronting the site are currently closed to accommodate construction staging operations for the development. Toronto and East York Committee Council, at its meeting on April 5, 2016, approved the subject construction staging areas on Alexander Street and Maitland Street, from April 13, 2017 to June 30, 2019.

The developer has requested an extension of the duration of the construction staging area on Alexander Street and Maitland Street, in order to complete the construction of the development. Based on the information provided by the developer, the site has experienced a significant delay due to an extended amount of time coordinating underground restoration activities related to the TTC Line 1 Yonge-University.

Therefore, Transportation Services is requesting approval to extend the duration of the construction staging areas for an additional 15 months on Maitland Street (i.e. from July 1, 2019 to September 30, 2020) and an additional 25 months on Alexander Street (i.e. July 1, 2019 to June 31, 2021), in order to complete the construction of the development.

RECOMMENDATIONS

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

1. Toronto and East York Community Council approve the continuation of the closure of the sidewalk and the curb lane on the south side of Maitland Street, between Yonge Street and a point 63.6 metres east, from July 1, 2019 to September 30, 2020.
2. Toronto and East York Community Council approve the continuation of the closure of the sidewalk and the curb lane on the north side of Alexander Street, between Yonge Street and a point 67.4 metres east, from July 1, 2019 to June 31, 2021.
3. 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.
4. 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.
5. 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.
6. 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.
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 and East York Committee Council direct that Alexander Street and Maitland Street 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. Lanterra Developments Limited 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 Alexander Street and Maitland Street these fees will be approximately \$506,000.00.

DECISION HISTORY

Toronto and East York Committee Council, at its meeting on April 4, 2017, adopted as amended Item TE23.73 entitled "Construction Staging Area - 501 Yonge Street, Alexander Street and Maitland Street" and in so doing, approved the closure of the sidewalk and curb lane on the south side of Maitland Street between Yonge Street and a point 63.6 metres east; and the sidewalk and curb lane on the north side of Alexander Street between Yonge Street and a point 67.4 metres east, from April 13, 2017 to June 30, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE23.73>

COMMENTS

A development consisting of a 52-storey and 26-storey residential condominium building is currently being constructed by Lanterra Developments Limited at 501 Yonge Street. The site is bounded by Maitland Street to the north, Maitland Terrace to the east, Alexander Street to the south and Yonge Street to the west.

The development, in its completed form, will consist of 776 dwelling units with above grade parking and amenity space. A two-level underground parking garage will be constructed with permanent access from Yonge Street and Maitland Terrace. The development has been constructed to 13-storeys and 8-storeys and construction is currently underway to finish the remaining 13-storeys and 45-storeys, respectively.

Construction staging operations on Alexander Street take place within the existing boulevard and the eastbound lane abutting the site. The sidewalk and eastbound curb lane on the north side of Alexander Street, between Yonge Street to a point 67.4 metres further east are closed to accommodate construction staging operations. Pedestrians are directed to a 2.1 metres wide covered and protected walkway within the closed portion of the eastbound curb lane. With the existing construction staging area in place, one-way eastbound traffic operations has been maintained on Alexander Street.

Construction staging operations on Maitland Street take place within the existing boulevard and the westbound lane abutting the site. The sidewalk and westbound curb lane on the south side of Maitland Street, between Yonge Street to a point 63.6 metres further east are closed to accommodate construction staging operations. Pedestrians are directed to a 1.5 metres wide covered and protected walkway within the closed

portion of the westbound curb lane. With the existing construction staging area in place, one-way westbound traffic operations has been maintained on Maitland Street. To enhance traffic flow around the subject construction staging area, a stopping prohibition is in effect on the north side of Alexander Street and the south side of Maitland Street, adjacent to the construction staging area.

The developer has requested an extension of the duration of the subject construction staging area in order to complete the construction of the development. Based on the information provided by the developer, the site has experienced a significant delay due to an extended amount of time coordinating underground construction activities related to the TTC Line 1 Yonge-University, between TTC College Station and TTC Wellesley Station.

In view of the above, a time extension of the existing construction staging area on Maitland Street is being requested for a period of 15 months (i.e. July 1, 2019 to September 30, 2020) and an additional 25 months on Alexander Street (i.e. July 1, 2019 to June 31, 2021), in order to complete the construction of the development.

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 Alexander Street and Maitland Street is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Lanterra Developments Limited 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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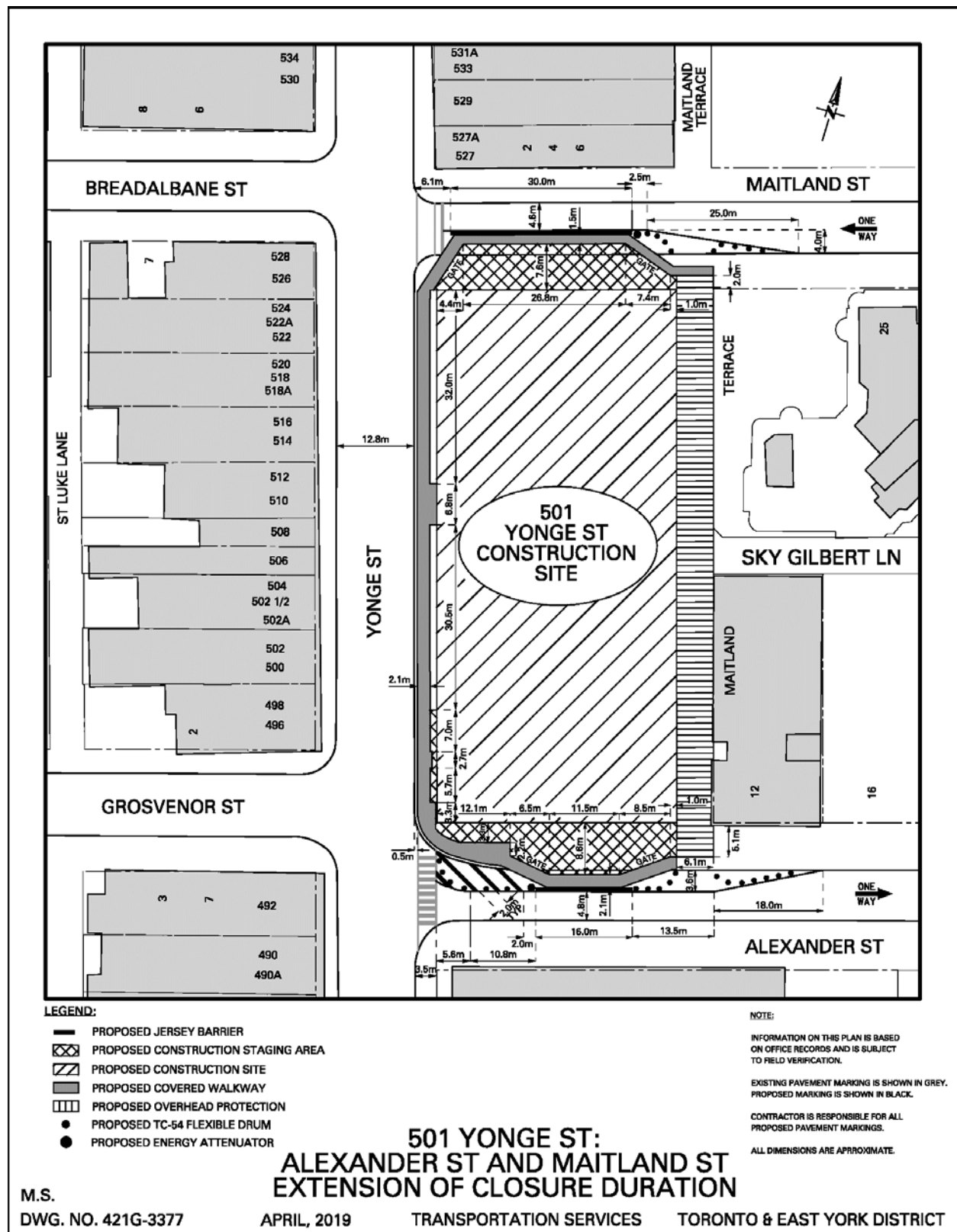
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-3377 dated April, 2019

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