

Construction Staging Area Time Extension – 1 Yorkville Avenue

Date: April 29, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 11, University-Rosedale

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.

TMG Builders is constructing a 56-storey residential condominium building at 1 Yorkville Avenue. The site is located in the south-west corner of Yonge Street and Yorkville Avenue. The sidewalk and a portion of the eastbound curb lane on the south side of Yorkville Avenue 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 area on Yorkville Avenue from June 1, 2017 to May 31, 2019.

The developer has requested an extension of the duration of the construction staging area on Yorkville Avenue, in order to complete the construction of the development. Based on the information provided by the developer, site has experienced a number of construction delays due to inclement weather and extensive restorations to the existing heritage façade on the west elevation of the building.

Therefore, Transportation Services is requesting approval to extend the duration of the construction staging area on Yorkville Avenue for an additional 12 months (i.e. from July 1, 2019 to May 31, 2020), 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 eastbound curb lane on Yorkville Avenue, between Yonge Street and a point 45.3 metres west of Yonge Street, from July 1, 2019 to May 31, 2020.

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 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.
7. 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.
8. 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.
9. Toronto and East York Committee Council direct that Yorkville Avenue 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. TMG Builders 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 Yorkville Avenue these fees will be approximately \$97,000.00.

DECISION HISTORY

Toronto and East York Committee Council, at its meeting on April 5, 2016, adopted as amended Item TE15.32 and in so doing, approved the closure of the curb lane on the south side of Yorkville Avenue, between Yonge Street and a point 45.3 metres west of Yonge Street, from May 1, 2016 to June 30, 2019.

COMMENTS

Development Proposal

A development consisting of a 56-storey residential condominium building is currently being constructed by TMG Builders at 1 Yorkville Avenue. The site is bounded by Yorkville Avenue to the north, Yonge Street to the east, a development site (826-834 Yonge Street and 2-8 Cumberland Street) to the south and a public laneway to the west.

The development, in its completed form, will consist of 555 dwelling units and 7 rental replacement units with a ground floor retail. A five-level underground parking garage will be constructed with permanent access from the public laneway.

Based on the information provided by the developer and at the time of this report, the development has been constructed to the roof level and is entering the final phases of construction.

Construction Staging Areas

With the current construction staging area in place, Yorkville Avenue in the immediate vicinity of the site operates as one eastbound and one westbound lane. A covered and protected walkway has been established to maintain pedestrian movements on the south side of Yorkville Avenue. Pedestrian operations on the north sidewalk are maintained.

To enhance traffic flow around the subject construction staging area, a stopping prohibition is in effect on the south side of Yorkville Avenue, adjacent to the construction staging area.

Time Extension

A time extension for the existing construction staging area on Yorkville Avenue is being requested to continue with the interior finishes of the development.

Based on the information provided by the developer, the project has experienced a number of construction delays due to inclement weather and extensive restorations on the existing heritage façade on the west elevation of the building.

In view of the above, a time extension of the existing construction staging area on Yorkville Avenue is being requested for a period of 12 months (i.e. July 1, 2019 to May 31, 2020).

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 Yorkville Avenue is not expected to conflict with the City's capital works projects.

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

Councillor Mike Layton's office has been advised of the recommendations of this staff report.

CONTACT

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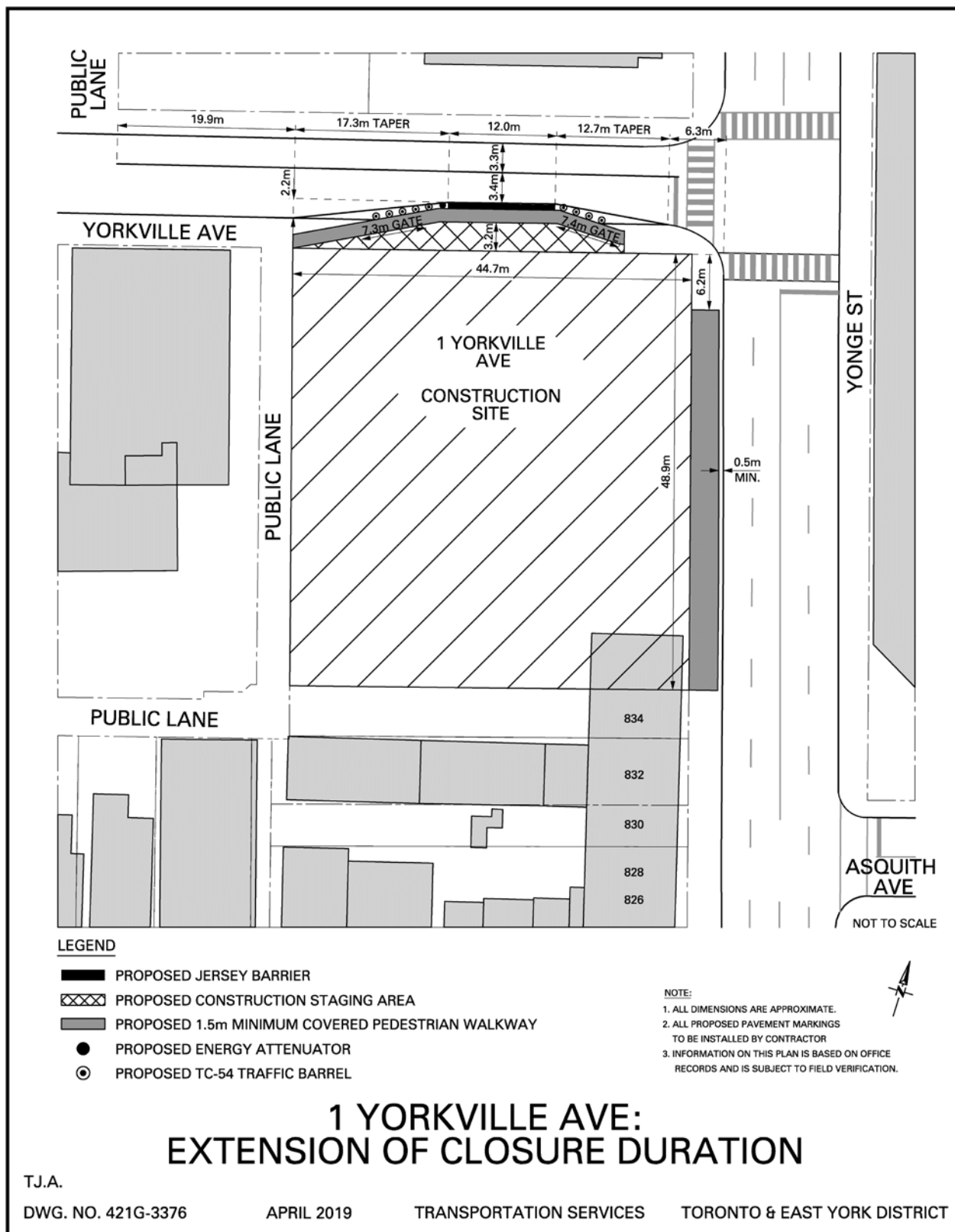
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-3376 dated April, 2019

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