

Construction Staging Area Time Extension – Dundonald Street and Gloucester Street (587-599 Yonge Street)

Date: June 6, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 13, Toronto Centre - 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.

Cresford Developments is constructing a 44-storey condominium at 587 - 599 Yonge Street. The site is bounded by Gloucester Street to the north, James Canning Gardens to the east, Dundonald Street to the south and Yonge Street to the west.

Toronto and East York Community Council, at its meeting on June 13, 2017, approved the subject construction staging area on Gloucester Street and Dundonald Street, from June 19, 2017 to July 31, 2019. Transportation Services is requesting approval to extend the duration of the construction staging area on Gloucester Street and Dundonald Street for an additional 12 months (i.e. from August 1, 2019 to July 31, 2020) in order to complete the construction of the development.

The developer has requested an extension of the duration of the construction staging area on Gloucester Street and Dundonald Street in order to complete the construction of the development. Based on the information provided by the developer, the subject construction staging areas have not been implemented due to various conflicting projects on Gloucester Street and Dundonald Street.

RECOMMENDATIONS

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

1. Toronto and East York Community Council approve the continuation of closure of the sidewalk on the south side of Gloucester Street, between a point 16.5 metres east of Yonge Street and a point 33.7 metres further east, from August 1, 2019 to July 31, 2020.

2. Toronto and East York Community Council approve the continuation of the closure of a 2.9 metre wide portion of the westbound lane on the south side of Gloucester Street, between a point 12.9 metres east of Yonge Street and a point 37.5 metres further east, from August 1, 2019 to July 31, 2020.
3. Toronto and East York Community Council approve the continuation of the closure of the sidewalk on the north side of Dundonald Street, between Yonge Street and a point 53.0 metres east, from August 1, 2019 to July 31, 2020.
4. Toronto and East York Community Council approve the continuation of the closure of a 2.9 metre wide portion of the westbound lane on the north side of Dundonald Street, between a point 4.9 metres east of Yonge Street and a point 47.9 metres further east, from August 1, 2019 to July 31, 2020.
5. 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.
6. 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.
7. Toronto and East York Community Council direct that Gloucester Street and Dundonald 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. Cresford 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 duration of the proposed closures on Gloucester Street and Dundonald Street these fees will be approximately \$229,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on June 13, 2017, adopted as amended Item TE25.70 and in so doing, approved the closure of the south sidewalk and westbound curb lane on Gloucester Street and the closure of the north sidewalk and westbound curb lane on Dundonald Street, from June 19, 2017 to July 31, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE25.70>

COMMENTS

Development Proposal

A mixed-use development consisting of a 44-storey residential condominium building is currently being constructed by Cresford Developments at 587 - 599 Yonge Street. The site is bounded by Gloucester Street to the north, James Canning Gardens to the east, Dundonald Street to the south and Yonge Street to the west.

The development, in its completed form, will consist of 528 dwelling units with ground and second floor retail. A four-level underground parking garage will be constructed with permanent access from Gloucester Street.

Construction Staging Areas

Based on the information provided by the developer, the construction staging areas on Gloucester Street and Dundonald Street have not been installed due to various conflicting projects (TTC Wellesley Station and Underground and Major Capital Works Projects). As a result, construction of the development has been undertaken through daily lane closures. At the time of time this report, the development has been constructed to 5-storeys and the subject construction staging areas will be required to complete the remaining construction activities.

Construction staging operations on Gloucester Street will be set up within the existing boulevard allowance and the westbound lane. Subject to approval, the south sidewalk on Gloucester Street, between a point 16.5 metres east of Yonge Street and a point 33.7 metres further east, will be closed. Also, a 2.9 metres wide portion of the westbound lane on the south side of Gloucester Street, between a point 12.9 metres east of Yonge Street and a point 37.5 metres further east, will be closed. Pedestrians will be directed to a protected 1.7 metres covered walkway within the closed portion of the westbound lane. The remaining road width of 4.5 metres will maintain one-way traffic operations on Gloucester Street.

To enhance traffic flow around the construction staging area, stopping is prohibited during all times on the north and south sides of Gloucester Street between Yonge Street and a point 75.3 metres east.

Construction staging operations on Dundonald Street will be set up within the existing boulevard allowance and the westbound lane. Subject to approval, the north sidewalk on Dundonald Street, between Yonge Street and a point 53.0 metres east, will be closed. Also, a 2.9 metres wide portion of the westbound lane on the north side of Dundonald Street, between a point 4.9 metres east of Yonge Street to a point 47.9 metres further east, will be closed. Pedestrians will be directed to a protected 1.7 metres covered walkway within the closed portion of the eastbound lane. The remaining road width of 4.5 metres will maintain one-way traffic operations on Dundonald Street.

To enhance traffic flow around the construction staging area, stopping is prohibited during all times on the north and south sides of Dundonald Street, between Yonge Street and a point 75.6 metres east.

Time Extension

In order to continue with above-grade construction of the development, a time extension of the existing construction staging area on Mutual Street is being requested for a period of 12 months (i.e. June 1, 2019 to November 30, 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 Gloucester Street and Dundonald Street is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Cresford Developments 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

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ATTACHMENTS

Drawing No. 421G-3398 dated May, 2019

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