



REPORT FOR ACTION

Construction Staging Area Time Extension - Yonge Street (2360 Yonge Street)

Date: December 20, 2019

To: Infrastructure and Environment Committee

From: General Manager, Transportation Services

Wards: Wards 8 and 12

SUMMARY

Lifetime Developments is constructing a 29-storey condominium at 2360 Yonge Street. The site is located on the southwest corner of Yonge Street and Helendale Avenue. The sidewalk and a portion of the southbound lane on the west side of Yonge Street fronting the site are currently closed to accommodate construction staging operations for the development. Lifetime has maintained a temporary protected and covered walkway within the road allowance in order to maintain pedestrian traffic.

This development site is within the Construction Hub Coordination Pilot program and has been reviewed by staff to ensure compliance with the pilot program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents to address safety, equity, vibrancy, innovation and engagement--the five guiding principles of the Construction Hub pilot.

City Council, at its meeting on February 26, 2019, approved an extension of the subject construction staging area on Yonge Street, from March 1, 2019 until February 1, 2020. A time extension of the construction staging area on Yonge Street for an additional 15 months (i.e. from February 2, 2020 to April 30, 2021), has been requested in order to complete the construction of the development.

This report is submitted to Infrastructure and Environment Committee as Yonge Street forms a shared boundary between the Toronto and East York Community Council and the North York Community Council.

RECOMMENDATIONS

The General Manager, Transportation Services recommends that:

1. City Council authorize the continuation of the closure of the west sidewalk and 1.7 metre wide portion of the southbound curb lane on Yonge Street, between Helendale Avenue and a point 58 metres south and provision of a temporary pedestrian walkway within the closed portion of the southbound curb lane, from February 2, 2020 and April 30, 2021.
2. City Council direct the applicant to provide a sufficient number of paid-duty Police Officers, as determined by the Work Zone Coordinator and Toronto Police Construction Liaison Officer during large scale concrete pours and large scale material deliveries to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.
3. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
4. City Council direct the applicant to provide a sufficient number of traffic control persons, as determined by the Work Zone Coordinator and Toronto Police Construction Liaison Officer on a daily basis to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.
5. City Council direct that Yonge Street be returned to its pre-construction parking and traffic regulations when the project is completed.

FINANCIAL IMPACT

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 \$128,000.00.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

City Council, at its meeting on February 26, 2019, adopted Item NY3.15 and, in so doing, authorized the continuation of the closure of the west sidewalk and 1.7 metre wide portion of the southbound curb lane on Yonge Street, between Helendale Avenue and a point 58 metres south and provision of a temporary pedestrian walkway within the closed portion of the southbound curb lane, from March 1, 2019 until February 1, 2020.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.NY3.15>

City Council, at its meeting on January 31, 2018 adopted Item NY27.21 and in doing so, authorized the closure of the west sidewalk and a 1.7 metre wide portion of the southbound curb lane on Yonge Street, between Helendale Avenue and a point 58 metres south from February 1, 2018 to February 1, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.NY27.21>

COMMENTS

A 29-storey condominium building is currently being constructed by Lifetime Developments at 2360 Yonge Street. The site is bounded by Helendale Avenue to the north, Yonge Street to the east, existing commercial uses (2354 Yonge Street) to the south and Toronto Library (38-40 Orchard View Boulevard) to the west.

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 closed to accommodate construction staging operations. Pedestrians are redirected to a covered and protected walkway within the occupied portion of the southbound curb lane. Pedestrian operations on the east sidewalk remain unchanged. Yonge Street, in the vicinity of the site operates as two southbound and two northbound lanes.

A temporary closure of the south sidewalk and the full width of Helendale Avenue, between Yonge Street to 27 metres west is currently in place. The subject construction staging area was extended by North York Community Council (2019 Item NY11.16) to be in effect from December 3, 2019 to April 30, 2021.

By way of background, the developer originally requested a closure for 39 months to accommodate construction staging operations but Transportation Services only requested 12 months. Based on this initial approval, staff review the need for a time extension of the construction staging area as the project progresses and if requested by the developer.

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. The Construction Hub Coordination Team have reviewed the outstanding work and, based on discussions with the developer and other constructors within the Hub, believe this is a reasonable timeframe for completion of the project.

The developer is currently working on the 21st floor and has 12 floors remaining to pour concrete for, including the roof slab. This work will be underway until summer of 2020.

Additional work includes:

- Tower Crane removal in spring 2020
- Streetscaping of Yonge St and Helendale Ave in fall of 2020
- Interior work and finishing until April 2021

Based on the detailed review of the construction activities and schedule undertaken by the developer, it is anticipated that the remaining construction activities requiring right-of-way occupation on Yonge Street will be completed by April 30, 2021.

This development site is within the Construction Hub Coordination Pilot program and has been reviewed by staff to ensure compliance with the pilot program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement.

Within this Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

This development site being reported upon, has been reviewed by the Construction Hub Coordination Team to ensure a coordinated approach to safety and construction is being adhered to.

The two affected Ward Councillors have been advised of the recommendations of this report.

CONTACT

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SIGNATURE

Barbara Gray
General Manager, Transportation Services

ATTACHMENTS

Attachment 1: Construction Staging Area - Yonge Street (2360 Yonge Street)

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