

Construction Staging Area - Yorkville Avenue and Cumberland Street (33 Yorkville Avenue and 50 Cumberland Street)

Date: January 16, 2020
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.

Cresford Developments is constructing a 68-storey mixed-used development and a 42-storey residential condominium building at 33 Yorkville Avenue and 50 Cumberland Street, respectively. The development site will have frontage on both Yorkville Avenue and Cumberland Street. The site is bounded by Yorkville Avenue to the north, existing commercial uses and public laneway to the east, Cumberland Street to the south and existing commercial uses and a private laneway to the west.

Transportation Services is requesting approval to close the south sidewalk and a portion of the eastbound curb lane on Yorkville Avenue and the north sidewalk and a portion of the eastbound lane on Cumberland Street for a period of 51 months (i.e. March 1, 2020 to May 31, 2024) to accommodate a construction staging area.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the south sidewalk and a 2.0 metre wide portion of the eastbound curb lane on Yorkville Avenue, between a point 47 metres east of Bay Street and a point 32 metres further east and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from March 1, 2020 to May 31, 2024.

2. Toronto and East York Community Council authorize the closure of the north sidewalk and a 1.5 metre wide portion of the eastbound curb lane on Cumberland Street, between a point 31.5 metres east of Bay Street and a point 86 metres further east, from March 1, 2020 to May 31, 2024.
3. Toronto and East York Community Council designate Cumberland Street, between Bay Street and a point 61 metres east, as one-way for eastbound traffic only.
4. Toronto and East York Community Council rescind the existing standing prohibition in effect at all times on the north side of Yorkville Avenue, between a point 48 metres east of Bay Street and a point 71.5 metres further east.
5. Toronto and East York Community Council prohibit stopping at all times on the north side of Yorkville Avenue, between a point 48 metres east of Bay Street and a point 71.5 metres further east.
6. Toronto and East York Community Council prohibit stopping at all times on the north side of Cumberland Street, between Bay Street and a point 61 metres east.
7. Toronto and East York Community Council rescind the existing standing prohibition in effect at all times on both sides of Cumberland Street, between Bay Street and a point 61 metres east.
8. Toronto and East York Community Council rescind the commercial loading zone regulation in effect from 6:00 a.m. to 4:00 p.m., Monday to Friday, on the south side of Cumberland street, between a point 61 metres east of Bay Street and a point 100 metres west of Yonge Street.
9. Toronto and East York Community Council designate a commercial loading zone to operate from 6:00 a.m. to 4:00 p.m., Monday to Friday, on the south side of Cumberland Street, between a point 61 metres west of Yonge Street and a point 34 metres further west.
10. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 4:00 p.m. to 12:00 a.m., Monday to Friday; 8:00 a.m. to 6:00 p.m. Saturday; 6:00 p.m. to 12:00 a.m. Saturday; and 10:00 a.m. to 12:00 a.m. Sunday, on the south side of Cumberland Street, between a point 61 metres east of Bay Street and a point 100 metres west of Yonge Street.
11. Toronto and East York Community Council authorize the installation of parking machines on the south side of Cumberland Street, between a point 61 metres west of Yonge Street and a point 34 metres further west, to operate from 4:00 p.m. to 12:00 a.m., Monday to Friday; 6:00 p.m. to 12:00 a.m., Saturday; and 10:00 a.m. to 12:00 a.m. Sunday, for a maximum period of six hours at a rate of \$4.00 per hour

12. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 6:00 p.m., Saturday, on the south side of Cumberland Street, between a point 61 metres east of Bay Street and a point 100 metres west of Yonge Street.
13. Toronto and East York Community Council authorize the installation of parking machines on the south side of Cumberland Street, between a point 61 metres west of Yonge Street and a point 34 metres further west, to operate from 8:00 a.m. to 6:00 p.m., Saturday, for a maximum period of three hours at a rate of \$4.00 per hour
14. Toronto and East York Community Council prohibit stopping at all times on the south side of Cumberland Street, between Yonge Street and a point 61 metres west and a point 95 metres west of Yonge Street and Bay Street.
15. Toronto and East York Community Council prohibit stopping at all times on the north-south public laneway, east of Bay Street, between Cumberland Street and the first east-west public laneway north of Cumberland Street.
16. Toronto and East York Community Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
17. Toronto and East York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
18. Toronto and East York Community Council direct the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
19. Toronto and East York Community Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
20. Toronto and East York Community 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.
21. Toronto and East York Community Council direct the applicant to provide a sufficient number of pay-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 vehicle access and egress to and from the site and maintain a safe environment for the public.

22. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

23. Toronto and East York Community Council direct the applicant to post 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.

24. Toronto and East York Community Council direct the applicant to provide and install 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.

25. Toronto and East York Community Council direct that Yorkville Avenue and Cumberland 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 Yorkville Avenue and Cumberland Street, these fees will be approximately \$806,000.00.

DECISION HISTORY

City Council, at its meeting on September 30, October 1 and 2, 2015, adopted Item MM9.52 to amend Zoning By-law No. 438-86 for the lands at 227-37 Yorkville Avenue and 26-32 and 50 Cumberland Street. The decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.MM9.52>

COMMENTS

Proposed Development

A residential development consisting of 68-storey and 42-storey condominium buildings will be constructed at 33 Yorkville Avenue and 50 Cumberland Street. The site is bounded by Yorkville Avenue to the north, existing commercial uses and public laneway to the east, Cumberland Street to the south and existing commercial uses and a private laneway to the west.

The original development consisted of a seven-storey municipal parking lot (Toronto Parking Authority), with frontage on Yorkville Avenue and Cumberland Street. The new development consists of two condominium buildings containing 1079 dwelling units and a redevelopment of the Toronto Parking Authority parking lot. Permanent vehicular access to the development will be from Yorkville Avenue and Cumberland Street.

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts of the construction on all road users. Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to a depth of 25 metres. Various options were explored by the developer to set up construction staging operations for the development. The applicant has explored staging off the public lanes and private lanes adjacent to the site. Specifically, the private lane to the west of the site. However, utilization of the private lanes was not deemed feasible as the turning radius is too narrow to manoeuvre and the pavement width is too narrow to accommodate construction vehicles. As for public laneway to the east of the site, occupation is not feasible as it would close off access and egress to adjacent properties.

Given the physical site constraints and the space required to manoeuvre construction vehicles, occupation of the right-of-way on Yorkville Avenue and Cumberland Street is essential to facilitate the construction of the development. The proposed construction staging areas will be set up within the road right-of-way on the south side of Yorkville Avenue and the north side of Cumberland Street for a period of 51 months.

Major construction activities and associated timelines for the development are described below:

- Demolition: from November 2018 to March 2019
- Excavation and shoring: from April 2019 to May 2020; (progressing)
- Below grade formwork: from March 2020 to July 2021;
- Above grade formwork: from July 2021 to January 2024;
- Building envelope phase: from March 2020 to July 2024; and
- Interior finishes stage: from July 2022 to April 2024.

Existing Conditions

Yorkville Avenue, in the vicinity of the site, is an east-west local roadway and consists of a two-lane cross-section with an average pavement width of 8.5 metres. There is no TTC service provided on the subject section of Yorkville Avenue.

The following parking regulations are in effect on the subject section of Yorkville Avenue:

North Side

- No stopping anytime between Bay Street and a point 22 metres east;
- No standing anytime between a point 48 metres east of Bay Street and Yonge Street;

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- No parking anytime between a point 22 metres east of Bay Street and a point 26 metres further east; and
- Commercial Loading Zone in effect at all times between a point 22 metres east of Bay Street and a point 26 metres further east.

South Side

- No stopping anytime between Avenue Road and Yonge Street.

Cumberland Street, in the vicinity of the site, is a local roadway and operates two-way, between Bay Street and a point 61 metres east and one-way eastbound between a point 61 metres east of Bay Street and Yonge Street. There is no TTC service provided on the subject section of Cumberland Street.

The following parking regulations are in effect on the subject section of Cumberland Street:

North Side

- No stopping anytime between Yonge Street and a point 61 metres east of Bay Street; and
- No standing anytime between Bay Street and a point 61 metres east.

South Side

- No standing anytime between Bay Street and a point 61 metres east; and
- Commercial Loading Zone in effect from 6:00 a.m. to 4:00 p.m., Monday to Friday, between a point 61 metres east of Bay Street and Yonge Street; and
- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 6:00 p.m. Saturday; and for a maximum period of six hours from 4:00 p.m. to 12:00 a.m., Monday to Friday; 6:00 p.m. to 12:00 a.m., Saturday; and 10:00 a.m. to 12:00 a.m. Sunday, between a point 61 metres east of Bay Street and a point 100 metres west of Yonge Street.

Construction Staging Areas

Construction staging operations on Yorkville Avenue will take place within the existing boulevard and eastbound curb lane. Subject to approval, the south sidewalk and a 1.8 metre wide portion of the eastbound lane on Yorkville Avenue, between a point 47 metres east of Bay Street and a point 32 metres further east, will be closed to accommodate construction staging operations for the development. Pedestrians will be redirected into a protected 1.7 metres wide covered walkway within the closed portion of the eastbound lane. The remaining road width of 6.5 metres will maintain two-way traffic operations on Yorkville Avenue.

To enhance traffic flow around the construction staging area, stopping will be prohibited on the north side of Yorkville Avenue, between a point 48 metres east of Bay Street and a point 71.5 metres further east. The existing stopping prohibition in effect at all times on the south side of the roadway will remain unchanged.

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Construction staging operations on Cumberland Street will take place within the existing boulevard and eastbound curb lane. Subject to approval, the north sidewalk and a 1.5 metre wide portion of the eastbound lane on Cumberland Street, between a point 47 metres east of Bay Street and a point 32 metres further east, will be closed to accommodate construction staging operations for the development.

By way of background, Toronto and East York Community Council, at its meeting on April 24, 2019, authorized a closure of the north sidewalk and eastbound curb lane on Cumberland Street, between Yonge Street and a point 52 metres west, May 1, 2019 to October 31, 2022, for the development site at 8 Cumberland Street. In addition, the installation of pedestrian crossover was also recommended to facilitate pedestrians crossing at the commercial businesses located between the two subject development sites.

In consultation with the area business owners, Bloor-Yorkville BIA and Councillor Mike Layton's office, a pedestrian crossover is not recommended based on the short crossing distance and negative impact to the commercial loading zone and parking machine spaces. The closure of the sidewalk will restrict pedestrian movements along the north side of Cumberland Street, from Yonge Street to a point 51 metres west. To ensure pedestrians are advised of this temporary sidewalk closure, appropriate advanced warning signage will be installed to clearly inform pedestrians to use the south sidewalk on Cumberland Street at the following signalized intersections:

- Yonge Street and Cumberland Street; and
- Bay Street and Cumberland Street.

Furthermore, the existing Toronto Parking Authority municipal parking lot's access and egress points were located on the north side of the roadway, fronting 50 Cumberland Street. Currently, two-way traffic operation is in effect on Cumberland Street, between Bay Street and a point 61 metres east to facilitate traffic flow for the former parking lot. With the redevelopment of the parking lot and proposed construction staging area, two-way traffic operations is no longer required. Therefore, it is recommended that the section of Cumberland Street, be converted from two-way to one-way eastbound operation during construction staging activity. This recommendation will form a consistent one-way operation from Bay Street to Yonge Street. The available road width of 4.0 metres will be sufficient to maintain one-way eastbound vehicular traffic on the subject section of Cumberland Street.

To enhance traffic flow around the construction staging area, stopping will be prohibited on the north side of Cumberland Street, between Yonge Street and Bay Street. On the south side, stopping will be prohibited between Yonge Street and a point 61 metres west and a point 95 metres west of Yonge Street and Bay Street. Stopping will also be prohibited on both sides of the north-south public laneway, east of Bay Street, between Cumberland Street and the first east-west laneway. This will address the area business owners' concerns with excessive parking in the subject laneway.

The proposed construction staging area on Cumberland Street will result in the removal of eight on-street parking machine spaces located on the south side of the roadway. Cresford Developments will be responsible for the lost revenue of the eight parking machine spaces on Cumberland Street.

Finally, a review of the City's five-year major capital works program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging areas on Yorkville Avenue and Cumberland Street are 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.

The Ward Councillor has been advised of the recommendations of this report.

CONTACT

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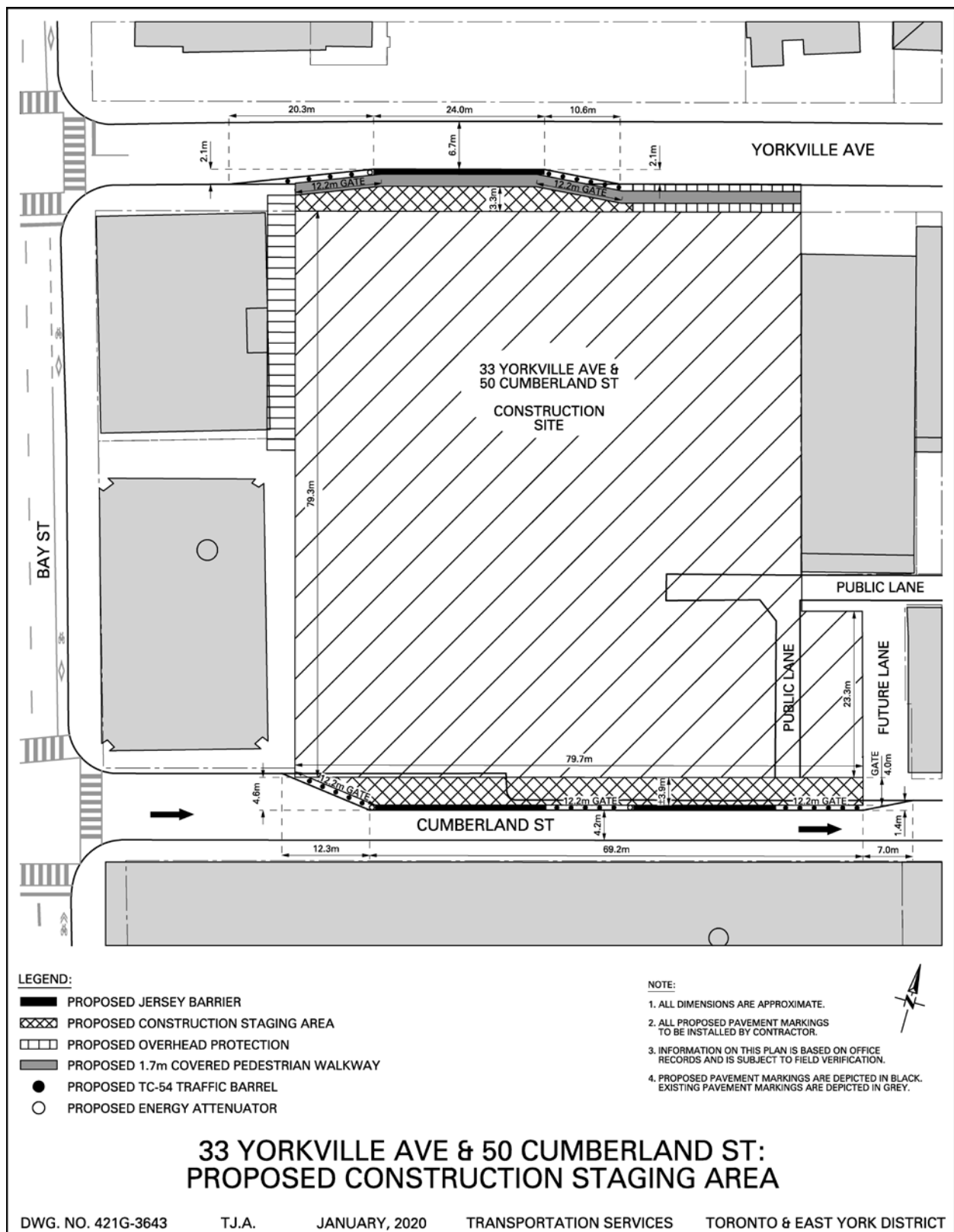
SIGNATURE

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

ATTACHMENTS

1. Drawing No. 421G-3643, dated December 2019

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