

Construction Staging Area – O'Keefe Lane (385 Yonge Street)

Date: February 18, 2020
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.

Cresford Developments is constructing an 85-storey mixed-use development at 385 Yonge Street. The site is located on the southeast corner of Yonge Street and Gerrard Street East.

Transportation Services is requesting approval to close a portion of O'Keefe Lane, abutting the site, for a period of 69 months (i.e. March 20, 2020 to December 31, 2025), to accommodate a construction staging area.

Construction staging area for the development has also been proposed within the south sidewalk and a portion of the eastbound curb lane on Gerrard Street East. Matters related to the construction staging area on Gerrard Street East will be discussed in a future staff report when the subject occupation is required.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of a 4.6 metre wide portion of O'Keefe Lane, between Gerrard Street East and a point 96.5 metres south, from March 20, 2020 to December 31, 2025.
2. Toronto and East York Community Council rescind the existing one-way southbound designation on O'Keefe Lane, between a point 96.5 metres south of Gerrard Street East and Gould Street.

3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. Toronto and East York Community Council direct that O'Keefe Lane 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 O'Keefe Lane, these fees will be approximately \$4,331,000.00.

DECISION HISTORY

The Local Planning Appeal Tribunal, pursuant to its Order issued on October 2, 2019, in relation to File No. PL171277, allowed site specific zoning for the lands municipally known as 357½, 357A, 363-391 Yonge Street and 3 Gerrard Street East.

COMMENTS

Proposed Development

Cresford Developments will redevelop the lands located at the municipal address of 363-391 Yonge Street. The site is bounded by Gerrard Street East to the north, O'Keefe Lane to the east, commercial uses to the south (361 Yonge Street) and Yonge Street to the west.

The development proposal for the site consists of an 85-storey mixed-use building containing 1106 condominium dwelling units. Retail, office and institutional uses will be contained on an eight-storey podium. A five-level underground parking garage will be provided to meet parking demand of the development. Permanent vehicular access to the development will be provided from O'Keefe Lane.

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

- Excavation and shoring: from September 2019 to June 2020;
- Below grade formwork: from March 2020 to April 2021;
- Above grade formwork: from May 2021 to April 2024;
- Building envelope phase: from March 2022 to September 2024; and
- Interior finishes stage: from June 2022 to December 2025.

The excavation of the site will extend from property line to property line on all four sides and to a depth of 22.2 metres from the street level. In order to continue with remaining construction activities, a construction staging area will be required to provide a secure and controlled enclosure for the material deliveries and pick-up locations for the tower cranes.

Construction staging areas for the development are proposed within the road right-of-way on O'Keefe Lane and the south side of Gerrard Street East. Matters related to the construction staging area on Gerrard Street East will be discussed in a future staff report when the subject occupation is required.

Construction Staging Areas

O'Keefe Lane, in the vicinity of the site, is public laneway and operates one-way southbound, between Gerrard Street East and Gould Street. The laneway services a number of neighbouring properties and can be accessed from Gerrard Street East. The laneway is 6.1 metres wide and parking is prohibited at all times in this lane.

Subject to approval, a 4.6 metre wide portion of the O'Keefe Lane, between Gerrard Street East and a point 96.5 metres south, will be closed to accommodate construction staging operations, specifically construction material deliveries by large trucks and pick-up location for tower cranes. Pedestrian movements around the construction staging area will be maintained in a 1.5 metre wide covered and protected walkway. It should be noted that a heritage façade retention system along the west elevation of the site has been installed. Pedestrian movements will be accommodated in a 2.1 metre wide covered protected walkway within the sidewalk on the east side of Yonge Street.

Laneway access and egress at Gerrard Street East will be closed, however, laneway access and egress at Gould Street will be maintained to allow vehicular access to the existing neighbouring properties to the south. It should be noted that construction vehicle access will be allowed at Gerrard Street East, with egress at Gould Street. Therefore, it is recommended that the section of O'Keefe Lane, between a point 96.5 metres south of Gerrard Street East and Gould Street, be converted from a one-way southbound traffic operation to a two-way traffic operation. The available road width of 6.1 metres will be sufficient to maintain two-way vehicular traffic on the subject section of O'Keefe Lane. Furthermore, Traffic Control Persons will be positioned on O'Keefe Lane to control construction vehicles and service vehicles access and egress to and from the laneway.

In order to minimize requirements for additional space, the temporary power shack and storage of construction material and equipment will be accommodated within the site. In addition, the site office and worker facilities will be accommodated at a neighbouring property.

In view of the above, occupation of the right-of-way on O'Keefe Lane is essential to facilitate the construction of the development. The proposed construction staging area on O'Keefe Lane will be set up within the existing boulevard allowance for a period of 82 months.

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 area on O'Keefe Lane 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.

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

CONTACT

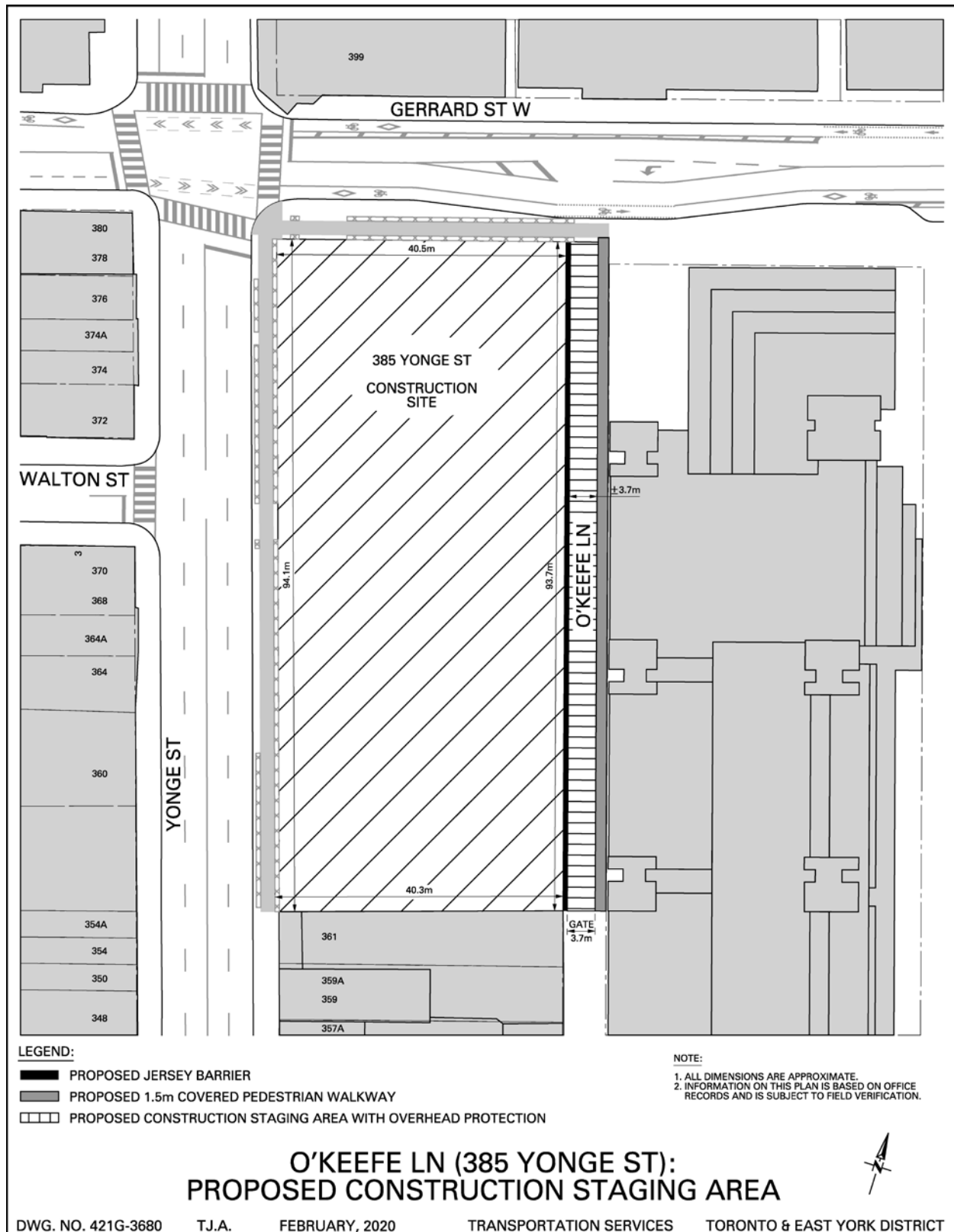
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SIGNATURE

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ATTACHMENTS

1. Drawing No. 421G-3680, dated January 2020



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