

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

Date: June 24, 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.

PricewaterhouseCoopers Inc., LIT is constructing a 44-storey condominium at 587-599 Yonge Street. The sidewalk and westbound lane on the north side of Dundonald Street and the sidewalk and westbound lane on the south side of Gloucester Street are currently closed to accommodate construction staging operations for the development. Toronto and East York Community Council, at its meeting on June 25, 2019, authorized the continuation of the subject construction staging areas on Dundonald Street and Gloucester Street, from August 1, 2019 to July 31, 2020.

The developer has requested an extension of the duration of the construction staging area on Dundonald Street and Gloucester Street in order to complete the construction of the development. Based on the information provided by the developer, the site has experienced a significant delay due to labour shortages and new safety regulations to accommodate physical distancing requirements.

Transportation Services is requesting approval to extend the duration of the construction staging area on Dundonald Street for an additional four months (i.e. from August 1, 2020 to November 30, 2020) and the construction staging area on Gloucester Street for an additional 10 months (i.e. from August 1, 2020 to May 31, 2021), 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 authorize 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, 2020 to November 30, 2020.
2. Toronto and East York Community Council authorize 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, 2020 to November 30, 2020.
3. Toronto and East York Community Council authorize 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, 2020 to May 31, 2021.
4. Toronto and East York Community Council authorize 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, 2020 to May 31, 2021.
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 Dundonald Street and Gloucester Street be returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. PricewaterhouseCoopers Inc., LIT 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 Dundonald Street and Gloucester Street these fees will be approximately \$104,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on June 25, 2019, adopted Item TE7.62 entitled "Construction Staging Area Time Extension - Dundonald Street and Gloucester Street - 587-599 Yonge Street" and, in so doing, authorized the continuation 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 August 1, 2019 to July 31, 2020.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE7.62>

Toronto and East York Community Council, at its meeting on June 13, 2017, adopted as amended, Item TE25.70 entitled "Construction Staging Area - Gloucester Street - 587-599 Yonge Street" and, in so doing, authorized 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=2018.TE25.70>

COMMENTS

Development Proposal

PricewaterhouseCoopers Inc., LIT in its capacity as Receiver and Manager of The Clover on Yonge Inc, and The Clover on Yonge Limited Partnership and not in its personal capacity is currently building a mixed-use development consisting of a 44-storey residential 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.

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.

Based on the information provided by the developer and at the time of this report, the developer is currently working on the 42nd floor with two remaining floors to pour, including the roof slab. Additional major construction activities and associated timelines for the development are as follows:

- Tower Crane removal in fall 2020;
- Streetscaping of Dundonald Street, Gloucester Street and Yonge Street in spring 2021; and
- Interior work and finishing until May 31, 2021.

The developer has informed staff that due to built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, the subject construction staging areas on Dundonald Street and Gloucester Street are essential to complete construction of the development.

Construction Staging Area

Construction staging operations on Dundonald Street take place within the existing boulevard and the westbound lane abutting the site. The enclosure is utilized to accommodate construction material deliveries. The north sidewalk on Dundonald Street, between Yonge Street and a point 53.0 metres east and a portion of the westbound curb lane, between a point 4.9 metres east of Yonge Street and a point 47.9 metres further east are currently closed to accommodate construction staging operations. Pedestrians are directed to a 1.7 metre wide covered and protected walkway within the closed portion of the westbound curb lane. With the existing construction staging area in place, one-way westbound traffic operations has been maintained on Dundonald Street.

Construction staging operations on Gloucester Street take place within the existing boulevard and the westbound lane abutting the site. The enclosure is utilized to accommodate construction material deliveries and storage of material and equipment. The south sidewalk on Gloucester Street, between a point 16.5 metres east of Yonge Street and a point 33.7 metres further east and a portion of the westbound curb lane, between a point 12.9 metres east of Yonge Street and a point 37.5 metres further east are currently closed to accommodate construction staging operations. Pedestrians are directed to a 1.7 metres wide covered and protected walkway within the closed portion of the westbound curb lane. With the existing construction staging area in place, one-way westbound traffic operations has been maintained on Gloucester Street.

Time Extension

Based on the information provided by the developer, the project has experienced a number of construction delays, which are listed below.

- Implemented new safety measures to accommodate physical distancing requirements, resulting in reduced productivity; and
- Shortage of sub-trade contractors.

In view of the above, a time extension of the existing construction staging area on Dundonald Street is being requested for a period of four months (i.e. from August 1, 2020 to November 30, 2020) and a time extension of an additional 10 months is requested Gloucester Street (i.e. from August 1, 2020 to May 31, 2021), in order to complete the construction of the development.

Finally, a review of the City's Major Capital Works Program for years 2020-2021 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 areas Dundonald Street and Gloucester Street are not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that PricewaterhouseCoopers Inc., LIT 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

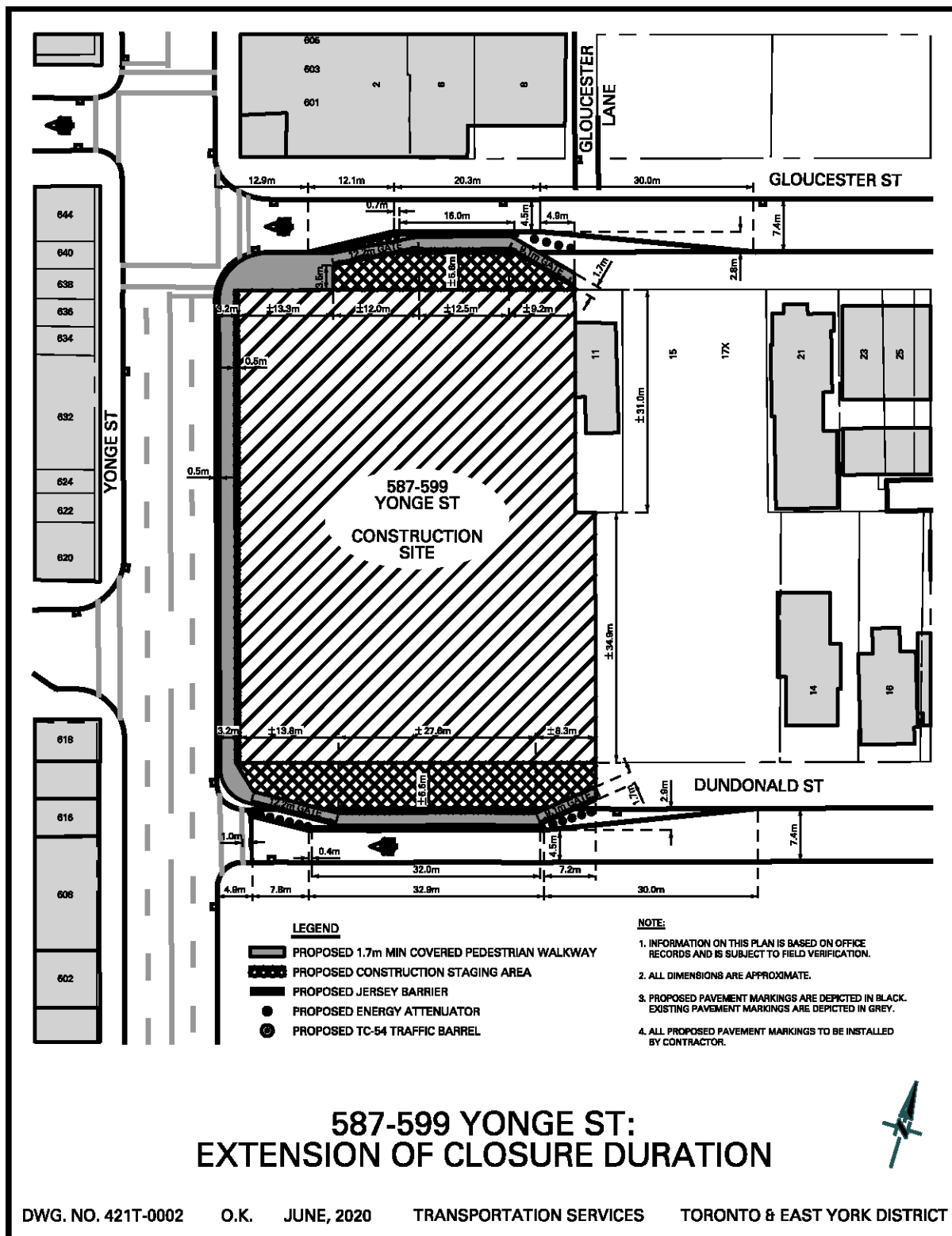
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SIGNATURE

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ATTACHMENTS

Drawing No. 421T-0002 dated June, 2020



Construction Staging Area - Dundonald Street and Gloucester Street

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