

Construction Staging Area - 5 Scrivener Square, 4-10R Price Street and 1095-1107 Yonge Street

Date: January 26, 2021
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.

Diamond Corporation is constructing a 21-storey mixed use building with ground and second floor non-residential uses and 141 residential units, at 5 Scrivener Square, 4-10R Price Street and 1095-1107 Yonge Street. The site is an "L" shaped property located on the southeast corner of Yonge Street and Scrivener Square.

Transportation Services is requesting authorization to close the south sidewalk on Scrivener Square, between Yonge Street and the east limit of the roadway, for a period of 49 months (i.e., March 1, 2021 to March 31, 2025) to accommodate a construction staging area.

Pedestrian movements on the south side of Scrivener Square, abutting the site, will be restricted and pedestrians will be directed to the north-side sidewalk of Scrivener Square. Traffic lanes for both directions on Scrivener Square and pedestrian operations on the north side of Scrivener Square will be maintained in their current configuration.

Vehicle operations, including the existing parking on both Yonge Street and Price Street, will be maintained in their current configuration. Pedestrian operations on the east side of Yonge Street and north side of Price Street, abutting the site, will be maintained on the existing sidewalk, in a covered and protected walkway.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the south sidewalk on Scrivener Square, between Yonge Street and a point 81 metres east, from March 1, 2021 to March 31, 2025.
2. Toronto and East York Community Council rescind the existing standing prohibition in effect at all times on the south side of Scrivener Square (east-west leg), between Yonge Street and Scrivener Square (north-south leg).
3. Toronto and East York Community Council prohibit stopping at all times on the south side of Scrivener Square (east-west leg), between Yonge Street and Scrivener Square (north-south leg).
4. Toronto and East York Community Council prohibit stopping at all times on both sides of Scrivener Square (north-south leg), between Price Street and Scrivener Square (east-west leg).
5. 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.
6. Toronto and East York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
7. 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.
8. 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.
9. Toronto and East York Community Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic 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.
10. 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 Traffic 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.

11. 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.

12. 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.

13. 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.

14. Toronto and East York Community Council direct that Scrivener Square 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. Diamond Corporation 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 Scrivener Square, these fees will be approximately \$131,000.00.

DECISION HISTORY

Local Planning Appeal Tribunal, formerly known as The Ontario Municipal Board, pursuant to its Order issued October 30, 2020 in relation to Board Case No. PL171410, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 5 Scrivener Square, 4-10 and 10R Price Street.

City Council, at its meeting on July 23, 24, 25, 26, 27 and 30, 2018, adopted, with amendments, Item TE34.46 entitled "5 Scrivener Square, 4-10 and 10R Price Street and 1095-1107 Yonge Street - Official Plan and Zoning Amendment Applications - Request for Direction Report"

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.46>

COMMENTS

Proposed Development

A 21-storey mixed use building is being constructed by Diamond Corporation at 5 Scrivener Square, 4-10R Price Street and 1095-1107 Yonge Street. The site is bounded by a Scrivener Square to the north and east, Price Street to the south and Yonge Street to the west. The development, in its completed form, will consist of 141 dwelling units with ground and second floor non-residential uses, and a five-level underground parking garage that will take access from Price Street. In addition, four loading bays will be constructed and will be accessed from the north/south portion of Scrivener Square.

The developer has advised that the built form of the development will extend from property line to property line and limited space will be available to accommodate deliveries and storage of construction material and equipment.

Construction Activities

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

- Demolition: January 2021 to March 2021;
- Excavation and shoring: March 2021 to December 2021;
- Below grade formwork: December 2021 to July 2022;
- Above grade formwork: July 2022 to July 2023;
- Building envelope phase: December 2022 to November 2023; and
- Interior finishes stage: April 2023 to March 2025.

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 20 metres from street level. The developer has advised that due to limited availability of space, all construction activities, including delivery and storage of construction materials, cannot be accommodated within the site. Therefore, occupation of the road right-of-way on Scrivener Square will be essential to set up construction staging operations for the development.

The construction staging area will be set up within the road right-of-way on the south side of Scrivener Square for a period of 49 months. Covered walkways will also be installed over the existing sidewalks along Yonge Street and Price Street abutting the site.

Existing Conditions

Scrivener Square is characterized by the following conditions:

- It is a 2-lane, east-west roadway east of Yonge Street and curves north-south to Price Street, the road is currently not classified in the City's Road Classification System. However, it should be classified as a local roadway

- The north-south portion is identified as a public laneway but is officially known as Scrivener Square
- The east-west portion operates two-way traffic on a pavement width of approximately 8.5 metres
- The north-south portion operates two-way traffic on a pavement width of approximately 6 metres
- The east-west portion has a regulatory speed limit of 30 km/h
- There are sidewalks located on both sides of the east-west portion street
- There are no sidewalks on the north- south portion of the street
- " No Standing Anytime" regulations are posted on both sides of the east-west portion of Scrivener Square
- " No Parking in Laneway" regulations are posted on both sides of the north-south portion of Scrivener Square

Construction Staging Area:

The construction staging area for the development has been proposed within the road right-of-way on the south side of Scrivener Square abutting the site. The north-south portion of Scrivener Square was reviewed for the construction staging area. However, it was not a viable location as the laneway was unable to accommodate the heavy truck turning movements.

Construction staging operations on the east-west portion of Scrivener Square will take place within the existing boulevard allowance fronting the site. Subject to approval, the south sidewalk on Scrivener Square will be closed between Yonge Street and the north-south portion of Scrivener Square. The existing traffic lanes on Scrivener Square will be maintained in its current configuration.

Given the requirements to safely operate the staging area on the south side of Scrivener Square, the need to maintain two-way vehicular traffic on Scrivener Square and that the development encompasses the entire block of Scrivener Square, a pedestrian sidewalk is not being maintained on the south side of Scrivener Square. As a result, pedestrians will be advised of this temporary sidewalk closure, by appropriate advanced warning signage that will be installed to clearly inform pedestrians to use the north sidewalk on Scrivener Square at the intersection of Yonge Street at Scrivener Square and on Scrivener Square near the east limit of the street.

In order to ensure parked vehicles do not impede access for deliveries and equipment to the site, it is proposed that stopping be prohibited at all times on the south side of Scrivener Square, between Yonge Street and Scrivener Square, (north-south leg) and on Scrivener Square (north-south leg), between Price Street and Scrivener Square, (east-west leg).

The proposed construction staging area will be utilized to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower crane and worker facilities.

As no changes are proposed on Yonge Street or Price Street to accommodate the staging areas, all traffic lanes and parking regulations on Yonge Street and Price Street will be maintained in their current form. Pedestrian operations on the east side of Yonge Street and on the north side of Price Street, abutting the site, will be maintained in a covered and protected walkways within the existing sidewalks.

A drawing of the proposed construction staging area is shown in Attachment 1.

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 is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Diamond Corporation 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, Traffic Management, Transportation Services

ATTACHMENTS

1. Proposed Construction Staging Area - 5 Scrivener Square

LEGEND:

- PROPOSED JERSEY BARRIER
- PROPOSED CONSTRUCTION STAGING AREA
- PROPOSED CONSTRUCTION SITE
- PROPOSED COVERED PUBLIC LANEWAY
- PROPOSED 1.5m MINIMUM COVERED WALKWAY
- PROPOSED FAST FENCE
- PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-54 FLEXIBLE DRUM

NOTE:

- ALL DIMENSIONS ARE APPROXIMATE.
- ALL PROPOSED PAVEMENT MARKINGS TO BE INSTALLED BY CONTRACTOR.
- INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.
- PROPOSED PAVEMENT MARKINGS ARE DEPICTED IN BLACK. EXISTING PAVEMENT MARKINGS ARE DEPICTED IN GREY.

**5 SCRIVENER SQUARE
PROPOSED CONSTRUCTION STAGING AREA**

DWG. NO. 421T-0085 O.K. JANUARY, 2021 TRANSPORTATION SERVICES TORONTO & EAST YORK DISTRICT