

Construction Staging Area - 2112 -2114 Yonge Street (Hillsdale Avenue West)

Date: April 28, 2021
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 12, Toronto - St. Paul's

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.

2114 Yonge Street Incorporated, is constructing a 10-storey residential condominium building with ground floor retail at 2112 -2114 Yonge Street. The site is located on the southwest corner of Yonge Street and Hillsdale Avenue West.

Transportation Services is requesting authorization to close the south sidewalk and a 5.2-metre-wide portion of the eastbound curb lane on Hillsdale Avenue West, between Yonge Street and a point 46 metres west, for a period of 19 months (i.e., May 20, 2021 to December 31, 2022) to accommodate a construction staging area. This closure will require Hillsdale Avenue West to operate as one-way eastbound only, abutting the closed portion of the street.

Pedestrian movements on the south side of Hillsdale Avenue West abutting the site will be restricted and pedestrians will be directed to the north side sidewalk of Hillsdale Avenue West.

In addition, a covered and protected walkway will be installed within the existing sidewalk on the west side of Yonge Street abutting the site.

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 5.2-metre-wide portion of the eastbound curb lane on Hillsdale Avenue West, between Yonge Street and a point 46 metres west, from May 20, 2021 to December 31, 2022.

2. Toronto and East York Community Council designate Hillsdale Avenue West, between Yonge Street and a point 60 metres west, as one-way for eastbound traffic only at all times.
3. Toronto and East York Community Council prohibit southbound right turns and northbound left turns at all times, at the intersection of Yonge Street and Hillsdale Avenue West/Hillsdale Avenue East.
4. Toronto and East York Community Council amend the existing parking prohibition in effect at all times on the north side of Hillsdale Avenue West, between Yonge Street and Oriole Parkway, to be in effect from a point 60 metres west of Yonge Street and Oriole Parkway.
5. Toronto and East York Community Council prohibited stopping at all times on the north side of Hillsdale Avenue West, between Yonge Street and a point 60 metres west.
6. Toronto and East York Community Council amend the existing stopping prohibition in effect from 10:00 a.m. to 6:00 p.m., Monday to Saturday, on the south side of Hillsdale Avenue West, between Yonge Street and a point 28 metres west, to be in effect at all times.
4. 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.
5. Toronto and East York Community Council direct the applicant to ensure that the existing sidewalks and/or any proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
6. 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.
7. 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.
8. 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.
9. 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.

10. 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.

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 Hillside Avenue West and Yonge 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. 2114 Yonge Street Inc. 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 Hillside Avenue West, these fees will be approximately \$300,500.

DECISION HISTORY

City Council, at its meeting on City Council on June 10, 11 and 12, 2015, adopted Item TE6.1 entitled Final Report - 2112-2114 Yonge Street - Zoning Amendment Application" which amended Zoning By-laws 438-86 and 569-2013, for the lands municipally known as 2112-2114 Yonge Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE6.1>

COMMENTS

The Development and Timeline

A 10-storey residential condominium building with ground floor retail is being constructed by 2114 Yonge Street Incorporated. The site is bounded by Hillside Avenue West to the north, Yonge Street to the east and a two-storey commercial property to the south and a laneway/TTC subway tracks to the west. The development, in its completed form, will consist of 80 residential condominium units with ground floor retail and a four-level underground parking garage for approximately 60 vehicles. Permanent vehicle access will be from Hillside Avenue West.

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

- Excavation and shoring: September 2020 to May 2021;
- Below grade formwork: May 2021 to October 2021;
- Above grade formwork: September 2021 to May 2022; and
- Envelope and finishes stage: January 2022 to December 2022.

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts to 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. 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 Hillsdale Avenue West will be essential to set up construction staging operations for the development.

Existing Conditions

Hillsdale Avenue West is characterized by the following conditions:

- It is a 2-lane, east-west local roadway
- It operates two-way traffic on a pavement width of approximately 9.5 metres
- It has a posted regulatory speed limit of 30 km/h
- There are sidewalks located on both sides of the street
- There is no TTC service on Hillsdale Avenue West

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

South Side

- No stopping, 10:00 a.m. to 6:00 p.m., Monday to Saturday, on the south side of Hillsdale Avenue West, between Yonge Street and a point 28 metres west.
- Parking by permit only from 12:01 a.m. to 6:00 p.m. Monday to Friday and 12:01 a.m. to 10:00 a.m. Saturday and Sunday
- Parking for a maximum of one-hour, 10:00 a.m. to 6:00 p.m., Saturday and Sunday, between Duplex Avenue and the lane first west of Yonge Street

North Side

- No parking anytime between Yonge Street and Oriole Parkway

Proposed Construction Staging Area

The construction staging area for the development is currently in place operating under a temporary road occupancy permit within the road right-of-way on the south side of Hillsdale Avenue West abutting the site.

The construction staging operations on Hillsdale Avenue West are currently taking place within the existing boulevard allowance and a portion of the eastbound curb lane fronting the site. Subject to approval, the south sidewalk and a 5.2-metre-wide portion of the eastbound curb lane on Hillsdale Avenue West will continue to be closed between Yonge Street and a point 46 metres further west. Hillsdale Avenue West, abutting the closure has been reduced to a pavement width of 4 metres. Since two-way traffic cannot be maintained it will be converted from two-way traffic to one-way eastbound for the duration of the Hillsdale Avenue West closure.

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.

Given the requirements to safely operate the staging area on the south side of Hillsdale Avenue West and the desire to maintain outbound one-way vehicular traffic on Hillsdale Avenue West, a pedestrian sidewalk could not be maintained on the south side of Hillsdale Avenue West. 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 Hillsdale Avenue West.

Pedestrians on the west side of Yonge Street will be accommodated in a 2.1-metre-wide covered and protected walkway within the existing sidewalk abutting the subject site.

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 2114 Yonge Street Inc. 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

Craig Cripps, Manager, Construction Coordination and Traffic Mitigation, Transportation Services, (416) 397-5020, Craig.Cripps@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 2112 -2114 Yonge Street

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