

Construction Staging Area - 2161 Yonge Street (Yonge Street and Soudan Avenue)

Date: June 3, 2021
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 12, Toronto - St Paul's

SUMMARY

As the Toronto Transit Commission (TTC) operates transit service on Yonge Street, City Council approval of this report is required.

Tribute Communities is constructing a 35-storey mixed use building at 2161 Yonge Street. The site is located on northeast corner of Yonge Street and Soudan Avenue.

Transportation Services is requesting authorization to close the north sidewalk and a four-metre-wide portion of the westbound curb lane on Soudan Avenue, between Yonge Street and a point 55 metres east, for a period of 36 months (i.e., July 16, 2021 to June 30, 2024) to accommodate a construction staging area. In addition, Transportation Services is requesting authorization to close the east sidewalk and a 2.7-metre-wide portion of the northbound curb lane on Yonge Street, between Soudan Avenue and a point 41 metres north, for a period of 32 months (i.e., November 1, 2021 to June 30, 2024) to accommodate a construction staging area.

Pedestrian operations on the north side of Soudan Avenue and east side of Yonge Street will be maintained in 2.1-metre-wide covered and protected walkways within the closed portion of the existing lanes.

The construction staging area on Yonge Street will result in the traffic lanes being realigned to the west and the elimination of the exclusive southbound left turn lane at Soudan Avenue. Traffic on Yonge Street will be maintained with two lanes for each northbound and southbound traffic. Two way traffic will be maintained in two 3.3-metre-wide lanes on Soudan Avenue.

RECOMMENDATIONS

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

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1. City Council authorize the closure of north sidewalk and a four-metre-wide portion of the westbound curb lane on Soudan Avenue, between Yonge Street and a point 55 metres east, from July 16, 2021 to June 30, 2024.
 2. City Council authorize the closure of the east sidewalk and a 2.7-metre-wide portion of the northbound curb lane on Yonge Street, between Soudan Avenue and a point 41 metres north, from, November 1, 2021 to June 30, 2024.
 3. City Council rescind the existing maximum one-hour parking regulation in effect from 8:00 a.m. to 4:00 p.m., on the east side of Yonge Street between Belsize Drive and a point 168 metres south of Eglinton Avenue East.
 4. City Council amend the existing stopping prohibition in effect between 4:00 p.m. and 6:00 p.m., Monday to Friday, except public holidays, on the east side of Yonge Street, between Balliol Street and a point 30.5 metres north of Soudan Avenue to be in effect from Balliol Street and Soudan Avenue.
 5. City Council prohibit stopping at all times on the east side of Yonge Street, between Soudan Avenue and a point 30.5 metres further north.
 6. City 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.
 7. City Council direct the applicant to install a wash stations at all exits within the staging area to clean truck tires in order to eliminate dirt and mud from entering the municipal road network.
 8. City 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.
 9. City 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.
 10. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
 11. City 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.
 12. City 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
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deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.

13. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

14. City 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.

15. City 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.

FINANCIAL IMPACT

There is no financial impact to the City. Tribute Communities 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 Yonge Street and Soudan Avenue, these fees will be approximately \$479,000

DECISION HISTORY

Local Planning Appeal Tribunal, formerly known as The Ontario Municipal Board, pursuant to its Order issued November 19, 2020 in relation to Board Case No. PL171355 authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 2161 Yonge Street.

City Council, at its meeting on July 23, 24, 25, 26, 27 and 30, 2018, adopted Item CC44.2 entitled "2161 Yonge Street - Zoning Amendment Application - Request for Direction"

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CC44.2>

COMMENTS

The Development and Timeline

A 35-storey mixed-use building is being constructed by Tribute Communities at 2161 Yonge Street. The site is located on the northeast corner of Yonge Street and Soudan Avenue and is bounded by a high rise mixed-use building to the north, a six-story office building to the east, Soudan Avenue to the south and Yonge Street to the west. The

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development, in its completed form, will consist of 304 dwelling units, 8000 square metres of office space, with ground-floor retail, a five-level underground parking garage and a loading door. Permanent access will be from Soudan Avenue.

This development site is within the area known as the Yonge Eglinton Construction Hub and has been reviewed by staff to ensure compliance with the program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents to address safety, equity, vibrancy, innovation and engagement--the five guiding principles of the Construction Hub.

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 22 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.

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

- Excavation and shoring: February 2021 to November 2021;
- Below grade formwork: November 2021 to July 2022;
- Above grade formwork: July 2022 to February 2024;
- Building envelope phase: December 2022 to December 2023; and
- Interior finishes stage: July 2022 to July 2024.

A construction staging area will be set up within the road right-of-way on the north side of Soudan Avenue for a period of 36 months and east side of Yonge Street for a period of 32 months.

Existing Conditions

Soudan Avenue is characterized by the following conditions:

- It is a two-way east-west collector roadway with a pavement width of approximately 8.5 metres.
- The posted speed limit is 30 km/h.
- There is no TTC service on Soudan Avenue
- There are sidewalks located on both sides of the street
- Stopping is prohibited on both sides of Soudan Avenue in the subject area

Yonge Street is characterized by the following conditions:

- It is a two-way north-south major arterial roadway with a pavement width of approximately 16 metres.
- The speed limit is 50 km/h.
- The TTC provided bus service (97 Yonge) on the subject section of Yonge Street
- There are sidewalks located on both sides of the street
- Stopping/parking is prohibited at all times on the east side of Yonge Street in the area of Soudan Avenue

Proposed Construction Staging Areas

Construction staging operations on Soudan Avenue will take place within the existing boulevard allowance and a portion of the westbound curb lane fronting the site. Subject to approval, the north sidewalk and a four-metre-wide portion of the westbound curb lane on Soudan Avenue will be closed, between Yonge Street and a point 55 metres east, from July 16, 2021 to June 30, 2024. In order to accommodate two 3.3-metre-wide lanes a two-metre-wide local road widening is required from the south side boulevard. Pedestrian operations on the north side of Soudan Avenue will be maintained in a 2.1-metre-wide covered and protected walkway within the closed portion of the existing lane.

In addition, construction staging operations on Yonge Street will take place within the existing boulevard allowance and a portion of the northbound curb lane fronting the site. However, the staging area on Yonge Street is not required until excavation has been completed. Subject to approval, the east sidewalk and a 2.7-metre-wide portion of the northbound curb lane on Yonge Street will be closed, between Soudan Avenue and a point 41 metres north, from November 1, 2021 to June 30, 2024. Pedestrian operations on the east side of Yonge Street will be maintained in a 2.1-metre-wide covered and protected walkway within the closed portion of the existing lane. In order to facilitate the installation of the construction staging area, the exclusive southbound left turn lane on Yonge Street at Soudan Avenue will be removed. The existing northbound lanes will be realigned to provide two 3.5 metre-wide lanes for northbound traffic. Southbound traffic will be accommodated in the two existing southbound lanes in which left turning vehicles will complete the turn from a shared left turn/through lane.

Stopping is currently prohibited at all times on both sides of Soudan Avenue, in the area of the development. Therefore, no additional parking amendments are proposed on Soudan Avenue. In addition, stopping is currently prohibited on the east side of Yonge Street from a point 30.5 metres north of Soudan Avenue and a point 170 metres north of Soudan Avenue. In order to ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site, it is proposed that stopping be prohibited at all times on the east side of Yonge Street, between Soudan Avenue and a point 30.5 metres north. This area currently signed as 'No Parking Anytime' as parking is prohibited at all times within 30.5 metres of a traffic control signal.

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

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

Finally, a review of the City's Five-Year Major Capital Works Program indicates that that watermain replacements are currently scheduled for 2021 on Yonge Street between Eglinton Avenue and Hillsdale Avenue and in 2023 on Soudan Avenue between Yonge Street and Mount Pleasant Road. Discussions are still ongoing as to the timing of the proposed work with Engineering and Construction Services staff. However, it is our understanding that the work on Yonge Street has been deferred until 2023 and that the proposed construction staging area on Yonge Street can be accommodated with the watermain replacement. At the time this report was being prepared, it is recommended that the watermain replacement on Soudan Avenue be deferred until such time the subject construction staging area has been removed. The developer is aware of the scheduled watermain replacement on Soudan Avenue. The staging area on Soudan Avenue will not be eligible for any extensions, should it impact the proposed watermain replacement.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Tribute Communities 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

Attachment 1: Proposed Construction Staging Area - 2161 Yonge Street

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