

Construction Staging Area Time Extension – Grosvenor Street and St. Luke Lane (480-494 Yonge Street)

Date: November 3, 2021
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 from City Council to make a final decision.

SKYGRiD Construction Inc. has been engaged by 494 Yonge Street Inc., the recent new owner of 480 - 494 Yonge Street, to complete constructing a 39-storey residential condominium building with retail uses at 480-494 Yonge Street. A portion of St. Luke Lane abutting the site, and a portion of the eastbound curb lane and south sidewalk on Grosvenor Street are currently closed to accommodate construction staging operations for the development. Toronto and East York Committee Council, at its meeting on May 2, 2018, approved the subject construction staging areas on St. Luke Lane from October 1, 2018 to July 31, 2020; and Grosvenor Street, from October 1, 2018 to June 30, 2021. Subsequently, on July 16, 2020, Toronto and East York Community Council approved an extension of the duration of the closures until August 31, 2021.

The developer is now requesting an extension of the duration of the construction staging areas on Grosvenor Street and St. Luke Lane, as the site has experienced a number of construction delays due to; transitioning ownership through a receivership process, an extended amount of time coordinating the heritage clock tower relocation, dewatering activities, and underground construction activities related to the Toronto Transit Commission Line 1 Yonge-University.

Transportation Services is requesting authorization to extend the duration of the construction staging areas on St. Luke Lane and Grosvenor Street for an additional nine months (i.e. from December 16, 2021 to August 31, 2022), 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 a 5.5 metre wide portion of St. Luke Lane, between Grosvenor Street and a point 30 metres south, from December 16, 2021 to August 31, 2022.
2. Toronto and East York Community Council authorize the continuation of the closure of the south sidewalk and the occupation of a portion of the eastbound curb lane on Grosvenor Street, between a point 14.5 metres west of Yonge Street and a point 34.5 metres further west, from December 16, 2021 to August 31, 2022.
3. 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.
4. 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.
5. Toronto and East York Community Council direct the applicant to sweep the construction site daily and nightly, 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 continue pressure washing the construction site and adjacent sidewalks and roadways daily, or more frequently as needed, to be cleared of any construction debris and made safe.
7. Toronto and East York Community Council direct the applicant to continue ensuring that the existing sidewalks or the proposed pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.
8. Toronto and East York Community Council direct the applicant to continue consulting and communicating all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
9. Toronto and East York Community Council direct the applicant to continue installing appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
10. Toronto and East York Community Council direct that St. Luke Lane and Grosvenor 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. 494 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 St. Luke Lane and Grosvenor Street these fees will be approximately \$370,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on July 16, 2020, adopted Item TE16.41 entitled "Construction Staging Area Time Extension - Grosvenor Street and St. Luke Lane (480-494 Yonge Street)" and, in so doing, authorized the closures of a 5.5 metre wide portion of St. Luke Lane, between Grosvenor Street and a point 30 metres south, from August 1, 2020 to August 31, 2021; and the south sidewalk and the occupation of a portion of the eastbound curb lane on Grosvenor, between a point 14.5 metres west of Yonge Street and a point 34.5 metres further west, from July 1, 2021 to August 31, 2021.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE16.41>

Toronto and East York Community Council, at its meeting on May 2, 2018, adopted Item TE32.52 entitled "Construction Staging Area - Grosvenor Street and St. Luke Lane - 480-494 Yonge Street" and, in so doing, authorized the closures of a 5.5 metre wide portion of St. Luke Lane, between Grosvenor Street and a point 30 metres south, from October 1, 2018 to July 31, 2020; and the south sidewalk and the occupation of a portion of the eastbound curb lane on Grosvenor, between a point 14.5 metres west of Yonge Street and a point 34.5 metres further west, from October 1, 2018 to June 30, 2021.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE32.52>

COMMENTS

Status of the Development

SKYGRiD Construction Inc. has been engaged by 494 Yonge Street Inc., the recent new owner, to complete constructing a 39-storey residential condominium building with retail uses at 480-494 Yonge Street. A portion of St. Luke Lane abutting the site and a portion of the eastbound curb lane and south sidewalk on Grosvenor Street are currently closed to accommodate construction staging operations for the development. The site is bounded by Grosvenor Street to the north, Yonge Street to the east, existing commercial uses (478 Yonge Street) to the south and St. Luke Lane to the west. The

development in its completed form will consist of 425 condominium dwelling units, 25 rental dwelling units and a five-level underground parking garage. Permanent vehicular access to the development will be provided from St. Luke Lane.

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

- Delays and slowdowns resulting in the developer's financial issues and the delays associated with the project transitioning ownership through a receivership process;
- Encountered issues during the relocation of the heritage clock tower due to the complex bracing system;
- Excavation issues due to continual flooding, which required the installation of a dewatering system; and
- Proximity to the TTC Line 1 Yonge-University to the east required the site to use a raker and bracing system during the excavation and shoring activities, as opposed to a conventional tieback system, resulting in reduced productivity and delays.

In view of the above, a time extension of the existing construction staging area on St. Luke Lane and Grosvenor Street is requested for a period of nine months (i.e. from December 16, 2021 to August 31, 2022).

Construction of the below-grade formwork is complete. Additional major construction activities and associated timelines for the development are as follows:

- Building Envelope Phase: June 2021 to August 2022;
- Interior Finishes Stage: August 2021 to November 2023.

The developer has informed staff that due to the 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 St. Luke Lane and Grosvenor Street until August 31, 2022 are essential to complete construction of the development.

Construction Staging Areas

St. Luke Lane

Construction staging operations for the development take place on a portion of St. Luke Lane. The enclosure is utilized to accommodate deliveries, storage of construction material and a man and material hoist for the development. Laneway access/egress at Grosvenor Street is closed; however, laneway access/egress at Grenville Street is maintained to allow vehicular access to the existing neighbouring properties to the south. Pedestrian movements around the construction staging area are maintained in a 1.5 metre wide covered and protected walkway.

Grosvenor Street

Construction staging operations on Grosvenor Street take place within the existing boulevard and the eastbound curb lane abutting the site. The enclosure is utilized to accommodate construction material deliveries by large trucks and storage of material and equipment. The sidewalk and eastbound curb lane on the south side of Grosvenor Street, between a point 14.5 metres west of Yonge Street and a point 34.5 metres further west, are closed to accommodate construction staging operations. Pedestrians are directed to a 1.5 metre wide covered and protected walkway within the closed portion of the eastbound curb lane. With the existing construction staging area, two-way traffic operation has been maintained on Grosvenor Street.

Overall, the existing construction staging areas are operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period (i.e. December 16, 2021 to August 31, 2022).

A review of the City's Major Capital Works program for years 2021-2022 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 on St. Luke Lane and Grosvenor Street are not expected to conflict with the City's capital works projects.

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

CONTACT

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Transportation Services, 416-397-5020, Craig.Cripps@toronto.ca

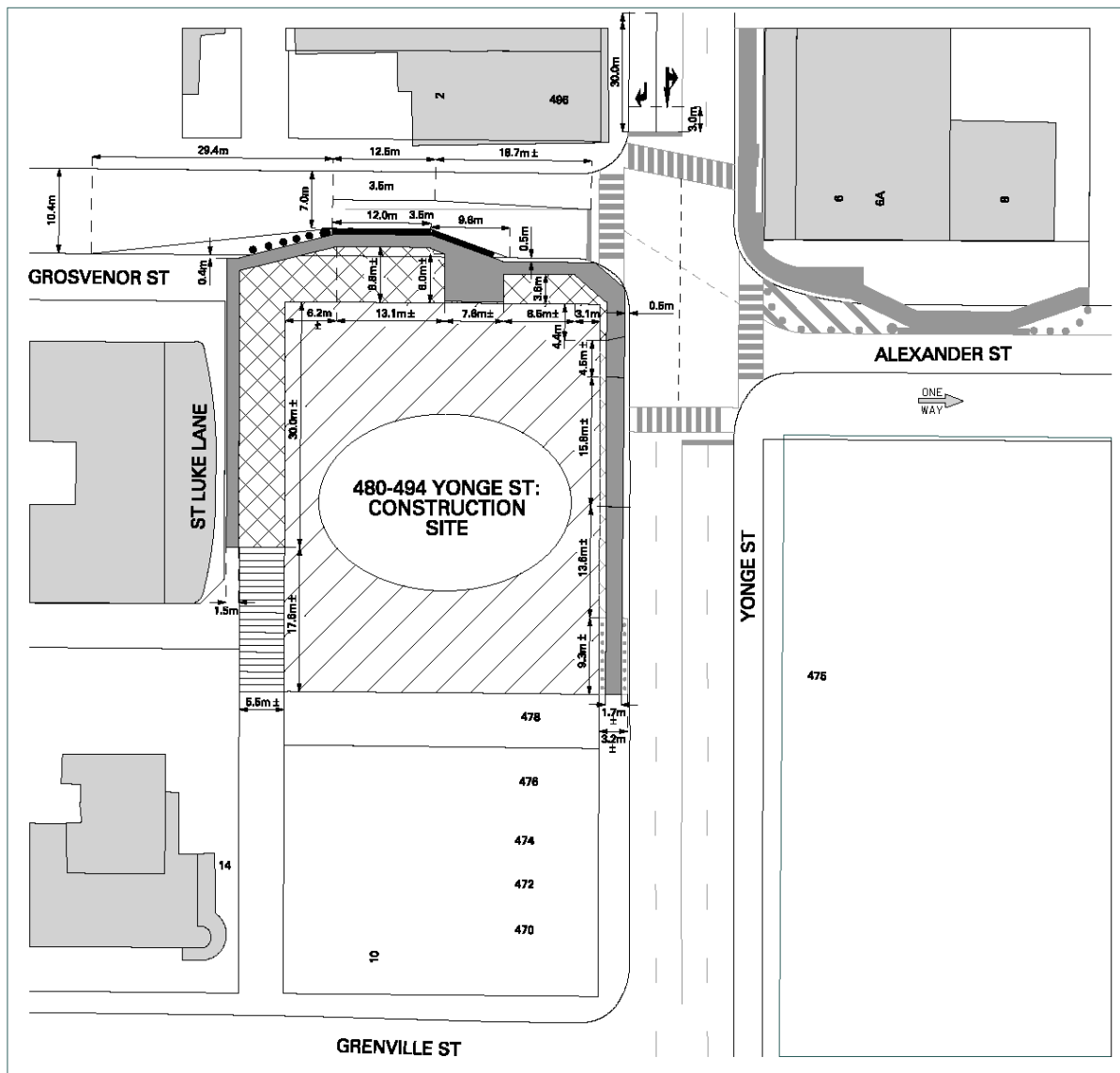
SIGNATURE

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

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - Grosvenor Street and St. Luke Lane (480-494 Yonge Street)

Attachment 1: Existing Construction Staging Area - Grosvenor Street and St. Luke Lane
(480-494 Yonge St)



LEGEND:

- PROPOSED JERSEY BARRIER
- PROPOSED CONSTRUCTION STAGING AREA
- PROPOSED CONSTRUCTION SITE
- PROPOSED 1.5m MINIMUM COVERED WALKWAY
- PROPOSED OVERHEAD PROTECTION
- PROPOSED TC-54 FLEXIBLE DRUM
- PROPOSED ENERGY ATTENUATOR

NOTE:

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

EXTENSION OF CLOSURE DURATION **480-494 YONGE STREET** **GROSVENOR STREET AND ST. LUKE LANE**



FILE NO. 421T - 0244

SCALE : N.T.S.

DRAWN BY : O. K.

DATE : OCT., 2021