

Construction Staging Area - 1365 - 1375 Yonge Street

Date: April 1, 2022
To: Toronto and East York Community Council
From: 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 from City Council to make a final decision.

Daniels Corporation is constructing a 17-storey mixed-use building with ground floor at retail 1365-1375 Yonge Street. The site is located on the northeast corner of Yonge Street and Rosehill Avenue.

Construction of the development will be undertaken in two phases. Phase 1 of the construction includes excavation, piling and shoring operations. Transportation Services is requesting authorization to close a portion of the north-south laneway, abutting the site, for a period of 41 months, from May 1, 2022 to September 30, 2025, in order to accommodate construction activities. The requested construction staging area will result in closure of laneway access/egress for vehicular traffic at Rosehill Avenue. However, laneway access/egress at Pleasant Boulevard will be maintained. Pedestrian operations within the laneway will be maintained, including an emergency egress for pedestrians at Rosehill Avenue.

The development will be constructed from grade level to completion of the project in Phase 2 and involves the closure of the north sidewalk and a portion of the westbound lane on Rosehill Avenue for a period of 35 months, from November, 2022 to September 30, 2025. A report will be submitted Q4 2022 for the aforementioned closure.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure a portion of the public laneway, between Rosehill Avenue and a point 50 metres north, from May 1, 2022 to September 30, 2025.
 2. 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
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vehicle access and egress to and from the site and maintain a safe environment for the public.

3. 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.

4. Toronto and East York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.

5. 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.

6. Toronto and East York Community Council direct the applicant to install appropriate temporary construction signage and to ensure that pedestrians, cyclists and motorists safety is considered at all times.

7. 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.

8. 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.

9. 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.

10. Toronto and East York Community Council direct that the public laneway be returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Daniels 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 term of the closure, these fees will be approximately \$480,000.

DECISION HISTORY

City Council, at its meeting on December 16, 2020, adopted Item TE21.7 and in doing so, amended Zoning By-law No. 438-86 for the lands municipally known as 1365-1375 Yonge Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.7>

COMMENTS

The Development and Timeline

Daniels Corporation is constructing a 17-storey mixed-use building with retail on the ground floor at 1365-1375 Yonge Street. The site is bounded by existing mixed-use buildings (1391-1397 Yonge Street) to the north, a public laneway to the east, Rosehill Avenue to the south and Yonge Street to the west.

The development, in its completed form, will consist of 123 assisted living and 116 memory care rooms, with a two levels of underground parking garage. Permanent vehicular access to the development will be provided from the public laneway.

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 11 metres. Various options were explored by the developer to set up construction staging operations for the development. 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 north-south public laneway abutting the east side of the development site, and partial closure of the westbound lane on Rosehill Avenue will be essential to set up construction staging operations for the development.

The major construction activities and associated timeline for the development are described below:

- Demolition: from June 2022 to July 2022; (completed)
- Excavation and shoring: from May 2022 to November 2022;
- Below grade formwork: from November 2022 to July 2023;
- Above grade formwork: from July 2023 to October 2023;
- Above grade structural steel: October 2023 to May 2024;
- Building envelope phase: from May 2024 to January 2025; and
- Interior finishes stage: from August 2024 to September 2025.

Existing Conditions

Yonge Street, in the vicinity of the site, is characterized by the following conditions:

- It is a two-lane, north-south major arterial roadway
- The subject road section has cycle tracks on both sides of the street
- It operates two-way traffic on a pavement width of approximately 13 metres

- It has a regulatory speed limit of 50 km/h
- There are sidewalks located on both sides of the street
- There is TTC service provided by the 97 and 320 bus routes

Rosehill Avenue, in the vicinity of the site, is characterized by the following conditions:

- It is a two-lane, east-west collector roadway
- Its pavement width is approximately 9.7 metres
- It has a posted speed limit of 40 km/h
- There is no sidewalk on either side of the laneway
- There are sidewalks located on both sides of the street

The parking regulations on Rosehill Avenue, within the subject section are as follows:

North side

- No stopping anytime, between Yonge Street and a point 44 metres east;
- Maximum ten-minute parking, from 7:30 a.m. to 9:00 a.m., 3:00 p.m. to 6:00 p.m., Monday to Friday, between a point 50 metres east of Yonge Street and a point 8 metres further east; and
- No standing, from 9:00 a.m. to 3:00 p.m. and 6:00 p.m. of one day to 7:30 a.m. of the next following day, Monday to Friday; anytime Saturday and Sunday, between a point 44 metres east of Yonge Street and a point 11 metres further east.

South side

- No stopping anytime, between Yonge Street and a point 50 metres east

The public laneway, in the vicinity of the site, is characterized by the following conditions:

- It is a one-lane, north-south public laneway
- Its pavement width ranges from approximately 3.3 metres to 5.9 metres
- It has a regulatory speed limit of 50 km/h
- There is no sidewalk on either side of the laneway
- There is no TTC service
- Parking is prohibited on both sides of the laneway

Construction Staging Areas

Phase 1

Subject to approval, a portion of the laneway, abutting the site, between Rosehill Avenue and a point 50 metres north, will be closed to accommodate construction staging operations. An emergency egress for the neighbouring property (The Linden School) will be maintained in a 1.5 metre wide protected walkway, with overhead protection in Phase 2. Laneway access/egress at Rosehill Avenue will be closed to vehicular through traffic. Laneway access/egress at Pleasant Boulevard will be maintained to allow vehicular access to the existing neighbouring properties to the north.

The proposed construction staging area on the public laneway will be utilized to accommodate office trailers, dewatering equipment, disposal bins, material storage and small deliveries. Deliveries of construction material by large tractor trailer units cannot be accommodated within the proposed construction staging area on the public due to difficult manoeuvring through the laneway. Construction activities will not impact the pick-up/drop-off area fronting The Linden School. Traffic Control Persons will be present for pedestrian safety and to facilitate the safe manoeuvre of truck access/egress.

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

Phase 2

Phase 2 will involve the closure of a 2.7 metre wide portion of the westbound lane and sidewalk on the north side of Rosehill Avenue, between Yonge Street and a point 39 metres east, will be closed to accommodate construction staging operations for the development. Pedestrians will be directed to a 2.1 metre wide protected and covered walkway within the closed portion of the westbound lane. Two-way traffic operations on Rosehill Avenue will be maintained within the remaining roadway width of 7.5 metres. The westbound right-turn lane, abutting the site, will be closed, resulting in a single westbound left/right turn lane.

The proposed construction staging area on Rosehill Avenue will be utilized to accommodate a man and material hoist and construction material deliveries by tractor-trailer units and concrete trucks.

The developer is working closely with The Linden School to minimize disruptions to the operation of the pick-up/drop-off area fronting the building. Deliveries to the site will be made outside of the School hours of operations.

A staff report for the closures on Rosehill Avenue will be submitted in Q4 2022 to seek authority from Toronto and East York Community Council. The report will contain information on the signal capacity analysis at the intersection of Yonge Street and Rosehill Avenue, specifically the critical westbound movements.

It should be noted that there is an on-going rehabilitation project at the Rosehill Reservoir, as well as an upcoming development project at 33 Rosehill Avenue and 44 Jackes Avenue (also known as The Bretton Place). In order to mitigate the traffic impacts to the neighbourhood and the overall impact the transportation network, construction deliveries and activities will be coordinated between each site, including any future construction/development projects.

A review of the City's Major Capital Works program from 2022 to 2025 indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the subject construction staging areas on Rosehill Avenue and the public laneway is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Daniels Corporation has looked at all options to minimize the duration and impact of the construction staging area on all road users. At the end of the approved closure period, staff will review the need for an extension and if any changes to the approval conditions are required.

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

CONTACT

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SIGNATURE

Roger Browne, M.A.Sc., P.Eng.,
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ATTACHMENTS

Attachment 1: Phase 1 - Public Laneway (1365-1375 Yonge Street)

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