

## **Construction Staging Area – 771 and 775 Yonge Street**

**Date:** June 13, 2022  
**To:** Toronto and East York Community Council  
**From:** Director, Traffic Management, Transportation Services  
**Wards:** Ward 11, University-Rosedale

### **SUMMARY**

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This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

Menkes 771 Yonge Street Inc. is constructing a 25-storey condominium building at 771 and 775 Yonge Street. The site is located at the south-west corner of Yonge Street and Asquith Avenue.

Transportation Services is requesting approval to close the south sidewalk and a 2.5 metre-wide portion of the south side eastbound curb lane on Asquith Avenue for a period of 26 months, from October 1, 2022 to November 30, 2024, to facilitate construction staging operations.

### **RECOMMENDATIONS**

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

1. Toronto and East York Community Council authorize the closure of the south sidewalk and a 2.5 metre wide portion of the south side eastbound curb lane on Asquith Avenue, between a point 8.3 metres east of Yonge Street and a point 39.0 metres further east, and provision of a temporary 2.5 metre-wide pedestrian walkway within the closed portion of the eastbound curb lane, from October 1, 2022 to November 30, 2024.
2. Toronto and East York Community Council rescind the existing no standing prohibition in effect at all times on the south side of Asquith Avenue, between a point 8.3 metres east of Yonge Street and a point 39.0 metres further east.
3. Toronto and East York Community Council rescind the existing no parking anytime prohibition on the south side of Asquith Avenue, between a point 8.3 metres east of Yonge Street and a point 39.0 metres further east.

4. Toronto and East York Community Council prohibit stopping at all times on the south side of Asquith Avenue, between a point 8.3 metres east of Yonge Street and a point 39.0 metres further east.
5. Toronto and East York Community Council direct the applicant to pressure wash or sweep (weather permitting) the construction site and adjacent sidewalks and roadways daily, 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 construct (as per the City's engineer approved specifications) and maintain a fully covered, protected and unobstructed walkway, compliant with the Accessibility for Ontarians with Disabilities Act, for all pedestrians, including for those with mobility devices for the entire duration of the construction staging area permit
7. 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.
8. 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.
9. Toronto and East York Community Council direct the applicant to install appropriate signage and request the applicant to install converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
10. Toronto and East York Community Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone 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.
11. 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 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.
12. 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.
13. 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.

14. 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.

15. Toronto and East York Community Council direct the applicant, in consultation with Transportation Services, to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.

16. Toronto and East York Community Council direct that Asquith Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. Menkes 771 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 Asquith Avenue, these fees will be approximately \$58,000.00.

## **DECISION HISTORY**

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Local Planning Appeal Tribunal, formally known as The Ontario Municipal Board, pursuant to its Order issued March 11, 2019 in relation to Board Case No. PL170084 authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 767-773 Yonge Street.

## **COMMENTS**

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### **The Development and Timeline**

Menkes 771 Yonge Street Inc. is constructing a 25-storey condominium building with 202 residential units and one commercial unit, and two levels of underground parking for 22 parking spaces at 771 and 775 Yonge Street. The site is located at the south-west corner of Yonge Street and Asquith Avenue. The site is bounded by Yonge Street to the west, Asquith Avenue to the north, a laneway to the east and mixed-use commercial and office space to the south. 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 maximum depth of 14.7 metres. Permanent parking access will be from Asquith Avenue and the private 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. 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.

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

- Excavation and shoring: from May 2022 to October 2022;
- Below grade formwork: from October 2022 to April 2023;
- Above grade formwork: from April 2023 to May 2024;
- Building envelope phase: from September 2023 to July 2024; and
- Interior finishes stage: from November 2023 to November 2024.

## **Existing Conditions**

Asquith Avenue is characterized by the following conditions:

- It is a two-lane, east-west, local roadway
- It operates two-way traffic on a pavement width of approximately 8.5 metres
- The speed limit is 30 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street
- The Toronto Reference Library is located at the north-east corner of the intersection

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

### **North side**

- No standing from Monday to Saturday
- Unsigned statutory three-hour maximum parking is in effect at all other times

### **South side**

- No standing anytime
- No parking anytime

## **Proposed Construction Staging Area**

Subject to approval, from October 1, 2022 to November 30, 2024, the south sidewalk and a 2.5 metre-wide portion of the south side eastbound curb lane will be closed on Asquith Avenue, between a point 8.3 metres east of Yonge Street and a point 39.0 metres further east, to facilitate construction staging operations. The number of traffic lanes on Asquith Avenue will not be reduced and the eastbound and westbound lanes will remain open; however, the eastbound lane width will be reduced from 4.1 to 3.0 metres and the westbound lane width will be reduced from 4.4 to 3.0 metres. Pedestrian operations on the south side of Asquith Avenue will be maintained in a 2.1 metre-wide pedestrian walkway within the closed portion of the eastbound curb lane on Asquith Avenue.

A review of the City's Five-Year Major Capital Works Program indicates that there is sewer rehabilitation work planned from 789 Yonge St to 781 Yonge St, scheduled for 2023. Coordination of these projects will be handled at a staff level.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Menkes 771 Yonge Street Inc. 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.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Asquith Avenue for periods of less than 30 consecutive days over the 26-month life of the project in order to complete construction.

These permits would often contain time of day restrictions to ensure there is no road occupation during peak periods. Based on the nature of this type of construction activity, there are potential risks to the City in not allowing the staging area permit to proceed such as:

- During crane hoisting activities for a project of this scale, in considering Health and Safety regulations, the Police Act and the Highway Traffic Act give Toronto Police Service officers the discretionary authority to close all lanes of a public highway during the hoist, taking into account wind conditions, as well as both the size and nature of the load.
- Once the pouring of concrete for a structural slab or member is commenced (like a building foundation or floor), it cannot be stopped for any reason (including the commencement of a rush hour restriction) until it is completed in order to maintain its structural integrity.
- This would mean that on any given day during the construction activity, instead of having a single lane occupied 24/7 so that all hoisting would take place within the site, behind the construction hoarding, where the remaining adjacent lanes of traffic operate in a free-flow condition, all lanes of traffic may be held by the paid-duty officer on-site during the hoisting activity, including morning and afternoon peak periods at their sole discretion.
- When the constructor/developer requests the use of adjacent public highway to expand the size of their construction footprint, and bring vehicles into the site, they are also attempting to address their obligations as a constructor/employer under Ontario Regulation 213/91 "Construction Projects" pursuant to the Occupational Health and Safety Act.

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

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 771 and 775 Yonge Street

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