

Construction Staging Area – 2490-2514 Yonge Street

Date: March 17, 2023
To: North York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 8, Eglinton-Lawrence

SUMMARY

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

2500 Yonge Street Limited is constructing a 14-storey mixed-use condominium building with ground floor retail space at 2490-2514 Yonge Street. The site is located at the north-west corner of Yonge Street and Castlefield Avenue.

Transportation Services is requesting approval to temporarily close the north sidewalk and a portion of the westbound curb lane on Castlefield Avenue, and temporarily close a portion of the right-of-way on Yonge Street abutting the site, for a period of 34 months from April 5, 2023 to February 1, 2026, to facilitate construction staging operations.

RECOMMENDATIONS

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

1. North York Community Council rescind the existing no parking prohibition in effect during all times on the north side of Castlefield Avenue, between Yonge Street and a point 46 metres west, from April 5, 2023 to February 1, 2026.
2. North York Community Council rescind the existing no parking prohibition in effect during all times except Sunday on the south side of Castlefield Avenue, between Yonge Street and a point 46 metres west, from April 5, 2023 to February 1, 2026.
3. North York Community Council prohibit stopping at all times on both sides of Castlefield Avenue, between Yonge Street and a point 46 metres west, from April 5, 2023 to February 1, 2026.
4. North York Community Council authorize the closure of a 1.8 metre wide portion of the right-of-way on Yonge Street abutting the site and provision of a temporary covered

and protected walkway within the existing sidewalk, between Castlefield Avenue and a point 76 metres north, from April 5, 2023 to February 1, 2026.

5. North 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. North 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. North 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. North 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. North 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. North 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. North 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. North York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

13. North 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. North 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. North 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. North York Community Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

17. North York Community Council direct that Castlefield Avenue and Yonge Street be returned to their pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. 2500 Yonge Street Limited 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 Castlefield Avenue and Yonge Street, these fees will be approximately \$220,000.00.

DECISION HISTORY

City Council, at its meeting on May 28, 2020, adopted Item NY14.3 and in so doing, amended Zoning By-laws No. 438-86 and 569-2013 for the lands municipally known as 2490-2514 Yonge Street, 10-12 Castlefield Avenue, portions of 20 Castlefield Avenue and 567 Duplex Avenue.

[Agenda Item History - 2020.NY14.3 \(toronto.ca\)](#)

COMMENTS

The Development and Timeline

2500 Yonge Street Limited is constructing a 34-storey mixed-use condominium building with 153 residential units, ground floor retail space and three storeys of underground parking for 188 parking spaces at 2490-2514 Yonge Street. The site is located at the north-west corner of Yonge Street and Castlefield Avenue. 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 15 metres. Permanent parking access will be from Castlefield Avenue. The site is bounded by Yonge Street to the east, Castlefield Avenue to the south, a parking lot to the west and St Clements Avenue to the north.

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:

- Demolition: from November 2022 to March 2023;
- Excavation and shoring: from March 2023 to August 2023;
- Below grade formwork: from September 2023 to March 2024;
- Above grade formwork: from March 2024 to March 2025;
- Building envelope phase: from May 2024 to May 2025; and
- Interior finishes stage: from January 2025 to February 2026.

Existing Conditions

Castlefield Avenue is characterized by the following conditions:

- It is a two-lane, east-west collector roadway
- It operates two-way traffic, on a pavement width of approximately 8.6 metres
- The speed limit is 40 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street

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

North side

- No parking anytime

South side

- No parking anytime except Sunday
- Unsigned statutory three-hour maximum parking is in effect on Sundays

Proposed Construction Staging Area

Transportation Services is requesting approval to temporarily close the north sidewalk and a portion of the westbound curb lane on Castlefield Avenue, and temporarily close a portion of the sidewalk on Yonge Street abutting the site, for a period of 34 months from April 5, 2023 to February 1, 2026, to facilitate construction staging operations.

Subject to approval, from April 5, 2023 to February 1, 2026, the north sidewalk and a 1.6 metre wide portion of the westbound curb lane will be closed on Castlefield Avenue, between Yonge Street and a point 46 metres west, to facilitate construction staging operations. Pedestrians on the north side of Castlefield Avenue will be advised of the temporary sidewalk closure by appropriate advanced warning signage, and informed to use the south sidewalk where pedestrian operations will be maintained. Pedestrians wishing to cross Castlefield Avenue will be able to do so at the traffic control signals located at Duplex Avenue and at Yonge Street. The number of traffic lanes on Castlefield Avenue will be maintained and both eastbound and westbound lanes will be reduced from approximately 4.3 metres to 3.5 metres wide.

A 1.8 metre wide portion of the right-of-way on Yonge Street abutting the site will also be closed to facilitate construction staging operations; however, pedestrian operations

will be maintained in a 2.1 metre wide covered and protected walkway on the existing sidewalk. TTC service on Yonge Street will not be affected.

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

A review of the City's Five-Year Major Capital Works Program indicates the sewer rehabilitation work is planned in the vicinity of the construction staging area on Yonge Street and Castlefield Avenue in 2023. In addition, gas main extension work by Enbridge Distribution Inc. is planned for 2023-2024, and local geometric improvements and local road rehabilitation work are planned for 2026. The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the planned activities and failure to do so may result in the developer being responsible to cover any cost penalties incurred by the City as a result.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that 2500 Yonge Street Limited 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 Castlefield Avenue for periods of less than 30 consecutive days over the 34-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

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 2490-2514 Yonge Street

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