

## **Construction Staging Area – 4800 Yonge Street**

**Date:** October 27, 2023  
**To:** North York Community Council  
**From:** Director, Traffic Management, Transportation Services  
**Wards:** Ward 18, Willowdale

### **SUMMARY**

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

Menkes (the developer) is constructing a 49-storey mixed-use residential building at 4800 Yonge Street. The site is located on Yonge Street between, Sheppard Avenue West and Bogert Avenue

Transportation Services is requesting approval for the full closure of Bogert Avenue, and closure of the north sidewalk on Bogert Avenue for a period of 48 months, from December 31, 2023 to December 31, 2027 to facilitate construction staging operations. Bogert Avenue will be closed to vehicle traffic in the vicinity of the construction staging area. Only local traffic will be permitted to access Bogert Avenue from Beecroft Road. Pedestrian movements on the north side of Bogert Avenue abutting the site will be restricted and pedestrians will be directed to the south side sidewalk of Bogert Avenue.

The construction staging area will result in the loss of 11 on-street parking machine spaces on the north side of Bogert Avenue.

### **RECOMMENDATIONS**

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

1. City Council authorize the full closure of Bogert Avenue, and the north sidewalk on Bogert Avenue, between Yonge Street and a point 68 metres west from December 31, 2023 to December 31, 2027.
2. City Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday.; 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$3.00 dollars per hour for maximum period of 3 hours, on the north side of Bogert Avenue,

between a point 15 metres east of Beecroft Road and a point 15 metres west of Yonge Street.

3. City Council rescind the existing parking prohibition at all times on the north side of Bogert Avenue, between a point 15 metres east of Beecroft Road and a point 15 metres west of Yonge Street.

4. City Council prohibit standing at all times on the north side of Bogert Avenue, between a point 15 metres east of Beecroft Road and a point 15 metres west of Yonge Street.

5. City Council direct the applicant to sweep 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. City Council direct the applicant to construct and maintain a fully covered, protected and unobstructed walkway for all pedestrians, including for those with mobility devices, for the entire duration of the construction staging area permit to the satisfaction of the City engineer and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act (AODA).

7. City 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. 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.

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

13. 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.

14. 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.

15. City 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. City Council direct that Bogert 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. The developer, Menkes 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, Sheppard Avenue West, and Bogert Avenue these fees will be approximately \$1,692,300. including lost revenue from the parking machines.

## **DECISION HISTORY**

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City Council, at its meeting on February 26, 2019, adopted with amendments item - 2019.CC3.4, 4800 Yonge Street - Official Plan and Zoning Amendment Application - Request for Further Direction Regarding Local Planning Appeal Tribunal Hearing.  
<https://secure.toronto.ca/council/agenda-item.do?item=2019.CC3.4>

City Council, at its meeting on May 22, 23 and 24, 2018, adopted item - 2018.NY30.3, 4800 Yonge Street - Official Plan and Zoning Amendment Application - Request for Direction Report - Official Plan Amendment, Zoning Amendment and Site Plan Applications - 4800 Yonge Street.  
<https://secure.toronto.ca/council/agenda-item.do?item=2019.CC3.4>

Local Planning Appeal Tribunal, pursuant to its Order issued on May 13, 2019 and on June 3, 2019, and Order issued on December 1, 2020 in Board Case PL170562, upon hearing an appeal under Section 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended, deems it advisable to amend the former City of North York Zoning By-law 7625, as amended, with respect to lands municipally known as 4800 Yonge Street;

## COMMENTS

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### The Development and Timeline

Menkes (the developer) is constructing a 49-storey residential building with 498 rental apartment units situated atop a 7 storey podium containing a variety of non-residential uses (ground floor retail and office/commercial above) complete with a 5-level underground parking facility for approximately 311 vehicles. The development includes the provision of a TTC pedestrian tunnel gaining access from Yonge Street and from within the building for direct connection to the Sheppard Yonge Subway Station. All permanent vehicular access to the building will be from Bogert Avenue.

The site is bounded by Sheppard Avenue West to the north, Yonge Street to the east, Bogert Avenue to the south, and adjacent building (25 Sheppard Avenue West) to the west.

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. The depth of excavation which includes the construction of a substantial reinforced foundation slab and caissons to straddle and cantilever the adjoining TTC infrastructure will be approximately 21m in depth and extends to the limits of the property on the north, west and south sides. On the east side, the excavation is limited at the P3 to P5 level to the extents of the TTC infrastructure that travels through the site and extends to the east lot line at the P1 and P2 level above. Various options were explored by the developer to set up construction staging operations for the development within the development site. 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: (not applicable)
- Excavation and shoring: from December 2022 to November 2023;
- Below grade formwork: from December 2023 to April 2027;
- Above grade formwork: from December 2023 to April 2027;
- Building envelope phase: from November 2025 to March 2027; and
- Interior finishes stage: from November 2025 to March 2027.

### Existing Conditions

Yonge Street is characterized by the following conditions:

- It is a seven-lane, north-south, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 24 metres
- The daily two-way traffic volume is approximately 67,500 vehicles
- The speed limit is 50 km/h
- TTC service is provided by the bus number 97B, 97C, 97D, 97F, 320, and 320S

- There are sidewalks located on both sides of the street
- The parking regulations on Yonge Street within the subject section are as follows:

**North side**

- No stopping anytime

**South side**

- No stopping anytime

Sheppard Avenue West is characterized by the following conditions:

- It is a five-lane, east-west, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 26 metres
- The daily two-way traffic volume is approximately 30,700 vehicles
- The speed limit is 50 km/h
- TTC service is provided by the bus number 85, 85A, 85B, 98, 98B, and 385
- There are sidewalks located on both sides of the street

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

**North side**

- No stopping anytime

**South side**

- No stopping anytime

Bogert 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 11.1 metres
- The daily two-way traffic volume is approximately 2000 vehicles
- The speed limit is 50 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 Bogert Avenue, within the subject section are as follows:

**North side**

- Parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday.; 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$3.00 dollars per hour for maximum period of 3 hours maximum, on the north side of Bogert Avenue, between a point 15 metres east of Beecroft Road and a point 15 metres west of Yonge Street
- No parking anytime on the north side of Bogert Avenue, between a point 15 metres east of Beecroft Road and a point 15 metres west of Yonge Street

**South side**

- No parking anytime

## **Proposed Construction Staging Area**

### **Bogert Avenue**

Subject to approval, the north sidewalk and Bogert Avenue, between Yonge Street and a point 68 metres west will be fully closed to accommodate construction staging operations for the development. Pedestrian movements on the north side of Bogert Avenue abutting the site will be restricted and pedestrians will be directed to the south side sidewalk of Bogert Avenue. Bogert Avenue will be closed to vehicle traffic in the vicinity of the construction staging area. Only local traffic will be permitted to access Bogert Avenue from Beecroft Road. In order to facilitate safe and efficient inbound and outbound turn manoeuvres, it is recommended that 11 of the existing parking machine spaces on the subject section of Bogert Avenue be temporarily rescinded. The applicant will be responsible for paying the lost revenue for these two parking spaces. To enhance traffic flow around the construction staging area, standing will be prohibited at all times on the north side of Bogert Avenue, between a point 15 metres east of Beecroft Road and a point 15 metres west of Yonge Street.

### **Sheppard Avenue West**

Additionally, a 1.6 metre wide portion of the south sidewalk will be closed on Sheppard Avenue West, between Yonge Street and a point 68 metres west to accommodate construction staging operations for the development. Pedestrian movements will be maintained within the existing remaining 2.3 metre wide portion of the sidewalk. The existing traffic lanes and stopping prohibitions will be maintained, and traffic operations will not be affected on Sheppard Avenue West.

### **Yonge Street**

Furthermore, pedestrian movements on the west side of Yonge Street will be accommodated in a 2.1 metre partially covered walkway within the existing sidewalk. The existing traffic lanes and stopping prohibitions will be maintained, and traffic operations will not be affected on Yonge Street.

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 on Bogert Avenue indicates that Toronto Water has sewer rehabilitation work planned to begin in 2025.

A review of the City's Five-Year Major Capital Works Program on Yonge Street indicates that Toronto Water has watermain cathodic protection, sewer rehabilitation work scheduled in 2024, watermain replacement, and storm sewer replacement works planned from 2027 to 2029. Transportation Services has infrastructure enhancements work planned from 2025 to 2027, major road resurfacing work planned from 2024 to 2025, and local road resurfacing work planned in 2024. Bikeway trail construction, and on-street bikeway pavement markings scheduled from 2026 to 2027. Enbridge Distribution Inc has gas reinforcement work planned from 2023 and 2024. Rogers Communications Inc has cable direct buried work planned from 2023 to 2024.

A review of the City's Five-Year Major Capital Works Program on Sheppard Avenue West indicates that Transportation Services has infrastructure enhancements work planned from 2027 to 2029. On-street bikeway pavement markings, bikeway trail

construction, and local geometric safety improvements works planned from 2026 to 2029.

The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the above mentioned Capital Works, and failure to do so may result in the developer being responsible to cover any cost penalties incurred by the City as a result. The applicant shall cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure within the vicinity of the construction staging area at no cost to the City.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Menkes, 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 Bogert Avenue and Sheppard Avenue West for periods of less than 30 consecutive days over the 49-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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Transportation Services, (416) 395-7468, [Stuart.McGhie@toronto.ca](mailto:Stuart.McGhie@toronto.ca).

## **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 - 4800 Yonge Street



Attachment 1 : Proposed Construction Staging Area - 4800 Yonge Street

