

Construction Staging Area Time Extension - 2112-2114 Yonge Street (Hillsdale Avenue West)

Date: January 10, 2023
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.

2114 Yonge Street Incorporated, is constructing a 10-storey residential condominium building with ground floor retail at 2112 -2114 Yonge Street. The site is located on the southwest corner of Yonge Street and Hillsdale Avenue West. The south sidewalk and a 5.2-metre-wide portion of the eastbound curb lane on Hillsdale Avenue West, between Yonge Street and a point 46 metres west, are currently closed for construction staging operations.

Toronto and East York Community Council, at its meeting on May 10, 2021, approved the subject construction staging area on Hillsdale Avenue West from May 20, 2021 to December 31, 2022. The developer has requested an extension of the duration of the construction staging area on Hillsdale Avenue West, due to delays caused by issues with the high water table during underground work.

Transportation Services is requesting authorization to extend the duration of the construction staging areas from January 27, 2023 to December 31, 2023 to allow for the construction of the development to be completed.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the continuation of the closure of the south sidewalk and a 5.2-metre-wide portion of the eastbound curb lane on Hillsdale Avenue West, between Yonge Street and a point 46 metres west, from January 27, 2023 to December 31, 2023.
2. 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.

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

4. Toronto and East York Community Council direct the applicant to continue 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.

5. Toronto and East York Community Council direct the applicant to continue to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.

6. Toronto and East York Community Council direct the applicant to continue 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 vehicle access and egress to and from the site and maintain a safe environment for the public.

7. Toronto and East York Community Council direct the applicant to continue to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic 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.

8. Toronto and East York Community Council direct the applicant to continue 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 continue 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 Hillsdale Avenue West 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. 2114 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 Hillsdale Avenue West, these fees will be approximately \$220,000.00.

DECISION HISTORY

At its meeting on May 19, 2021, Toronto and East York Community Council adopted item TE25.29, entitled "Construction Staging Area - 2112-2114 Yonge Street (Hillsdale Avenue West)" and in so doing, authorized a construction staging area on Hillsdale Avenue West from May 20, 2021 to December 31, 2022.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.TE25.29>

City Council, at its meeting on City Council on June 10, 11 and 12, 2015, adopted Item TE6.1 entitled Final Report - 2112-2114 Yonge Street - Zoning Amendment Application" which amended Zoning By-laws 438-86 and 569-2013, for the lands municipally known as 2112-2114 Yonge Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE6.1>

COMMENTS

Status of the Development

A 10-storey residential condominium building with ground floor retail is being constructed by 2114 Yonge Street Incorporated. The site is bounded by Hillsdale Avenue West to the north, Yonge Street to the east and a two-storey commercial property to the south and a laneway/TTC subway tracks to the west. The development, in its completed form, will consist of 80 residential condominium units with ground floor retail and a four-level underground parking garage for approximately 60 vehicles. Permanent vehicle access will be from Hillsdale Avenue West.

Major construction activities and associated timelines for the development are described below:

- Above grade formwork: November 2022 to April 2023
- Building envelope phase: April 2023 to September 2023; and
- Interior finishes stage: July 2023 to December 2023.

The developer has requested an extension of the duration of the construction staging area on Hillsdale Avenue West, due to delays caused by issues with the high water table during underground work

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. Continued occupancy of the construction staging areas until December 31, 2023 is therefore essential to complete the development.

Construction Staging Area

The construction staging operations on Hillsdale Avenue West is currently taking place within the existing boulevard allowance and a portion of the eastbound curb lane, abutting the site. The south sidewalk and a 5.2-metre-wide portion of the eastbound curb lane on Hillsdale Avenue West are closed between Yonge Street and a point 46 metres further west. Hillsdale Avenue West, abutting the closure was reduced to a pavement width of 4 metres. Since two-way traffic could not be maintained, it was converted from two-way traffic to one-way eastbound for the duration of the Hillsdale Avenue West closure.

Given the requirements to safely operate the staging area on the south side of Hillsdale Avenue West and the desire to maintain outbound one-way vehicular traffic on Hillsdale Avenue West, a pedestrian sidewalk could not be maintained on the south side of Hillsdale Avenue West. As a result, pedestrians are advised of this temporary sidewalk closure by advanced warning signage that was installed to clearly inform pedestrians to use the north sidewalk on Hillsdale Avenue West. Pedestrians on the west side of Yonge Street are accommodated in a 2.1-metre-wide covered and protected walkway within the existing sidewalk abutting the subject site.

Overall, the existing construction staging area is operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period.

A review of the City's Five-Year Major Capital Works Program indicates the development site is within a Metrolinx Review Zone. Therefore, the issuance of the occupation permit by Transportation Services, for construction staging on the public laneway on Hillsdale Avenue West is conditional and subject to Metrolinx review of potential conflicts with transit project construction.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Hillsdale Avenue West for periods of less than 30 consecutive days over the 12-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 of this report.

CONTACT

Craig Cripps, Manager, Construction Coordination and Traffic Mitigation, Transportation Services, (416) 397-5020, Craig.Cripps@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Construction Staging Area - 2112 -2114 Yonge Street

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