

Construction Staging Area – 1404-1428 Yonge Street

Date: October 30, 2023
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 12, Toronto-St. Paul's

SUMMARY

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

YSC Development Corp is constructing a 50-storey condominium building at 1404-1428 Yonge Street. The site is located on the west side of Yonge Street between St Clair Avenue West and Farnham Avenue.

Transportation Services is requesting approval to close the west sidewalk, the southbound bike lane, a portion of the southbound lane, and the northbound bike lane on Yonge Street for a period of 35 months, from November 30, 2023 to October 31, 2026 to facilitate construction staging operations. Pedestrian movements on the west side of Yonge Street, abutting the site, will be maintained in a minimum 1.8 metre-wide covered and protected walkway. The southbound and northbound bike lanes will be closed, and signage will be posted informing cyclists the bike lane ends in advance of the construction staging area and shared lane pavement markings will be installed advising cyclists and motorists to merge into a single traffic lane in the vicinity of the work zone.

The construction staging area will result in the loss of four parking machine on-street spaces on the west side of Yonge Street.

RECOMMENDATIONS

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

1. City Council authorize the closure of the west sidewalk, the southbound and northbound bike lanes, and a 2.8 metre wide portion of the southbound lane on Yonge Street, between a point 103 metres south of St Clair Avenue West and a point 47

metres further south and provision of a temporary pedestrian walkway within the closed portion of the southbound lane, from November 30, 2023 to October 31, 2026.

2. City Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 6:00 p.m., Monday to Saturday, at a rate of \$3.00 for 1 hour and for a maximum period of 3 hours on the west side of Yonge Street between, a point 68 metres south of St. Clair Avenue West and a point 6 metres further south.

3. City Council rescind the existing parking machine regulation in effect from 6:00 p.m. to 10:00 p.m. Monday to Saturday, from 1:00 p.m. to 10:00 p.m. Sunday, at a rate of \$3.00 for 1 hour and for a maximum period of 4 hours on the west side of Yonge Street, between a point 68 metres south of St. Clair Avenue West and a point 6 metres further south.

4. City Council rescind the existing stopping prohibition in effect at all times on the west side of Yonge Street, between a point 74.3 metres south of St. Clair Avenue West and a point 64.1 metres further south.

5. City Council rescind the existing delivery vehicle parking zone designation, for a maximum period of 20 minutes on the west side of Yonge Street between, a point 47 metres north of Rosehill Avenue and a point 14 metres further north.

6. City Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 6:00 p.m., Monday to Saturday, at a rate of \$3.00 for 1 hour and for a maximum period of 3 hours on the west side of Yonge Street, between a point 27 metres north of Rosehill Avenue and a point 21 metres further north.

7. City Council rescind the existing parking machine regulation in effect from 6:00 p.m. to 10:00 p.m., Monday to Saturday.; 1:00 p.m. to 10:00 p.m., Sunday, at a rate of \$3.00 for 1 hour and for a maximum period of 4 hours on the west side of Yonge Street between, a point 27 metres north of Rosehill Avenue and a point 21 metres further north.

8. City Council prohibit stopping at all times on the west side of Yonge Street, between a point 67 metres south of St Clair Avenue West and a point 105 metres further south.

9. 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.

10. 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).

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

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

17. 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.

18. 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.

19. 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.

20. City Council direct that Yonge Street be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. The YSC Development Corp 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 these fees will be approximately \$732,200.00 including lost revenue from the parking machines.

DECISION HISTORY

City Council, at its meeting held on July 19 and 20, 2023, adopted Item 2023.TE6.18, 1404-1428 Yonge Street - Rental Housing Demolition Application - Decision Report - Approval.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE6.18>

City Council, at its meeting held on July 19 and 20, 2023, adopted Item - 2023.TE6.30, 1404 and 1420 Yonge Street - Alterations to Heritage Properties and Authority to Enter into a Heritage Easement Agreement and 1404 and 1406 Yonge Street - Demolition of Heritage Properties.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE6.30>

City Council, at its meeting held on July 19 and 20, 2023, adopted Item - 2023.TE6.81, Direction regarding parkland dedication and secured Section 37 contribution for 1404-1428 Yonge Street.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE6.81>

City Council, at its meeting held on July 19, 20, 21 and 22, 2022, adopted Item - 2022.TE34.44, 1406-1428 Yonge Street - Official Plan and Zoning Amendment Application - Final Report

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.44>

COMMENTS

The Development and Timeline

YSC Development Corp is constructing a 50-storey residential condominium building, which incorporates a heritage frontage at 1418-1428 Yonge Street. The building will contain a total of 542 units, together with ground floor retail and a 2-level underground parking for approximately 540 bikes. All permanent access will be from the new driveway on Yonge Street.

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 site at 1418-1428 Yonge Street will be excavated lot line to lot line on all four sides to a depth of 10 metres. 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: from January 2024 to June 2024;
- Excavation and shoring: from June 2024 to December 2024;

- Below grade formwork: from December 2024 to May 2025;
- Above grade formwork: from May 2025 to February 2027;
- Building envelope phase: from January 2026 to February 2027; and
- Interior finishes stage: from March 2026 to July 2027.

Existing Conditions

Yonge Street is characterized by the following conditions:

- It is a two-lane, north-south, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 12.5 metres
- The daily two-way traffic volume is approximately 27,600 vehicles
- The speed limit is 40 km/h
- TTC service is provided by bus number 97, 97B, 97C, 320, 320A, and 320S
- There are sidewalks located on both sides of the street
- Bike lanes are provided on both sides of the road

The parking regulations on Yonge Street, within the subject section are as follows:

West side

- Parking Machine, 3-hour maximum, from 8:00 a.m. to 6:00 p.m., Monday to Saturday, between a point 30.5 metres south of St. Clair Avenue West and a point 33.8 metres further south
- Parking Machine, 4-hour maximum from 6:00 p.m. to 10:00 p.m. Monday to Saturday, from 1:00 p.m. to 10:00 p.m. Sunday, between a point 30.5 metres south of St. Clair Avenue West and a point 33.8 metres further south
- No stopping anytime, between a point 74.3 metres south of St. Clair Avenue West and a point 64.1 metres further south
- (By-lawed / not posted) delivery vehicle parking zone, 20 minute parking limit, between a point 47 metres north of Rosehill Avenue and a point 14 metres further north
- (Posted / not by-lawed) maximum 20 minute parking, between a point 47 metres north of Rosehill Avenue and a point 14 metres further north
- Maximum 3-hour parking at a rate of \$3 per hour, from 8:00 a.m. to 6:00 p.m., Monday to Saturday between, a point 27 metres north of Rosehill Avenue and a point 21 metres further north
- Maximum 4-hour parking at a rate of \$3 per hour, from 6:00 p.m. to 10:00 p.m., Monday to Saturday.; 1:00 p.m. to 10:00 p.m., Sunday between, a point 27 metres north of Rosehill Avenue and a point 21 metres

East side

- No stopping anytime

Proposed Construction Staging Area

Subject to approval, the west sidewalk, the southbound bike lane, a 2.8 metre wide portion of the southbound lane, and the northbound bike lane on Yonge Street, between a point 103 metres south of St Clair Avenue West and a point 47 metres south will be closed to accommodate construction staging operations for the development.

Pedestrian movements will be accommodated in a minimum 1.8 metre wide covered walkway within the existing southbound lane on the west side of Yonge Street.

To provide the space needed to accommodate the construction staging area and maintain two-way traffic operations on Yonge Street the southbound and northbound bike lanes will be closed, and cyclists and motorists will merge into a single lane. To inform cyclists the bike lane ends signage will be posted and shared lane pavement markings will be installed in advance of the construction staging area advising cyclists and motorists to merge into a single traffic lane in the vicinity of the work zone. TTC service will not be affected. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the west side of Yonge Street, between a point 67 metres south of St Clair Avenue West and a point 105 metres south. The existing no stopping anytime regulations on the east side of the street will remain in effect. In order to facilitate safe and efficient inbound and outbound turn manoeuvres, it is recommended that four of the existing parking machine spaces on the west section of Yonge Street be temporarily rescinded. The applicant will be responsible for paying the lost revenue for these four parking spaces.

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 Yonge Street indicates that Toronto Hydro Electric System Ltd has overhead and underground civil and electrical work planned from January 2023 to December 2027. Toronto Transit Commission has paving rehabilitation work planned from 2025 to 2026. Transportation Services has on-street bikeway paving markings work planned to begin in 2026. 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 YSC Development Corp, 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 Yonge Street for periods of less than 30 consecutive days over the 35-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 - 1404-1428 Yonge Street

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