

Construction Staging Area Time Extension – 2161 Yonge Street (Yonge Street and Soudan Avenue)

Date: May 24, 2024
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 12, Toronto - St Paul's

SUMMARY

As Yonge Street is classified as a major arterial street, City Council approval of this report is required.

Tribute Communities is constructing a 35-storey mixed-use building at 2161 Yonge Street. The site is located on the northeast corner of Yonge Street and Soudan Avenue. Currently, the north sidewalk and a 4 metre-wide portion of the westbound curb lane on Soudan Avenue, between Yonge Street and a point 55 metres east; and the east sidewalk and a 2.4 metre wide portion of the northbound curb lane on Yonge Street, between Soudan Avenue and a point 41 metres north are closed to facilitate construction staging operations.

City Council, at its meeting on July 14, 2021, approved the subject construction staging areas on Yonge Street and Soudan Avenue from July 16, 2021 to June 30, 2024. The developer has requested a time extension of the duration of the construction staging areas on Yonge Street and Soudan Avenue due to a number of construction delays, such as unforeseen underground water seepage, inclement weather and approvals to change building height from 35 to 38 storeys.

In view of the above, Transportation Services is requesting authorization to extend the duration of the construction staging areas on Yonge Street and on Soudan Street for an additional 18 months, from July 1, 2024 to December 31, 2025.

RECOMMENDATIONS

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

1. City Council authorize the continuation of the closure of the north sidewalk and a 4 metre wide portion of the westbound curb lane on Soudan Avenue, between Yonge Street and a point 55 metres east, from July 1, 2024 to December 31, 2025, inclusive.
2. City Council authorize the continuation of the closure of the east sidewalk and a 2.7metre-wide portion of the northbound curb lane on Yonge Street, between Soudan Avenue and a point 41 metres north, from July 1, 2024 to December 31, 2025, inclusive.
3. City Council authorize the continuation to amend the existing stopping prohibition in effect between 4:00 p.m. and 6:00 p.m., Monday to Friday, except public holidays, on the east side of Yonge Street, between Balliol Street and a point 30.5 metres north of Soudan Avenue to be in effect from Balliol Street and Soudan Avenue.
4. City Council authorize the continuation to prohibit stopping at all times on the east side of Yonge Street, between Soudan Avenue and a point 30.5 metres north.
5. City Council direct the applicant to continue 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. City Council direct the applicant to continue to install wash stations at all exits within the staging area to clean truck tires in order to eliminate dirt and mud from entering the municipal road network.
7. City Council direct the applicant to continue to ensure that the existing sidewalks or the proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
8. City 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.
9. City Council direct the applicant to continue to install appropriate signage and converging mirrors to ensure that pedestrian, cyclist and motorist safety is considered at all times.
10. City Council direct the applicant to continue 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 continue to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Coordinator and the 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 continue to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

13. City 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.

14. City 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.

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

16. City Council direct that the occupation permit for construction staging on Yonge Street and Soudan Avenue continue to be conditional subject to there being no conflicts with Metrolinx transit project construction.

17. City Council direct the applicant to cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carry out operation, maintenance, and construction activities to municipal infrastructure within the vicinity of the construction staging areas, and at no cost to the City to remove any staging to accommodate the necessary municipal infrastructure work.

FINANCIAL IMPACT

There is no financial impact to the City. Tribute Communities 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 and Soudan Avenue, these fees will be approximately \$331,000.00.

DECISION HISTORY

At its meeting of March 20, 2024, City Council adopted item TE11.5, entitled "2161 Yonge Street - Official Plan Amendment Application - Decision Report - Approval".
[Agenda Item History - 2024.TE11.5 \(toronto.ca\)](#)

At its meeting of July 14, 2021, City Council adopted item TE26.44, entitled "Construction Staging Area - 2161 Yonge Street (Yonge Street and Soudan Avenue)" and in so doing, authorized a construction staging area on Yonge Street and Soudan Avenue from November 1, 2021 to June 30, 2024.
[Agenda Item History - 2021.TE26.44 \(toronto.ca\)](#)

At its meeting of July 23, 2018, City Council adopted Item CC44.2 "2161 Yonge Street - Zoning Amendment Application - Request for Direction".
[Agenda Item History - 2018.CC44.2 \(toronto.ca\)](#)

COMMENTS

Status of the Development

Tribute Communities has undertaken the construction of a 35-storey mixed-use building at 2161 Yonge Street. The site is located on the northeast corner of Yonge Street and Soudan Avenue.

By way of background, the Committee of Adjustment, on August 9, 2023, approved to alter the 35-storey building under construction by increasing the building height to 38 storeys. Based on the information provided by the developer, construction activities are currently at the above grade formwork stage. The development is scheduled to be completed in December 2025. Additional major construction activities and associated timelines for the development are as follows:

- Above grade formwork: July 2022 to February 2025;
- Building envelope phase: December 2022 to December 2025; and
- Interior finishes stage: July 2022 to August 2025.

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. Therefore, continued occupancy of the construction staging area until December 31, 2025 is essential to complete the development.

Construction Staging Areas

The construction staging area for the development on Soudan Avenue is currently within the existing boulevard allowance and a portion of the westbound curb lane fronting the site. The north sidewalk and a four-metre-wide portion of the westbound curb lane on Soudan Avenue is closed, between Yonge Street and a point 55 metres east. The road was widened from the south side boulevard to accommodate two 3.3-metre-wide lanes. Pedestrian operations on the north side is maintained in a 2.1-metre-wide covered and protected walkway within the closed portion of the existing lane.

Additionally, construction staging operations on Yonge Street takes place within the existing boulevard allowance and a portion of the northbound curb lane fronting the site. Pedestrian operations on the east side of Yonge Street is maintained in a 2.1 metre wide covered and protected walkway within the closed portion of the existing lane. The exclusive southbound left turn lane on Yonge Street at Soudan Avenue was removed. The existing northbound lanes are realigned to provide two 3.5 metre wide lanes for northbound traffic. Southbound traffic is accommodated in the two existing southbound lanes in which left turning vehicles complete the turn from a shared left turn/through lane.

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

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.

This development site is within the Construction Hub Coordination Pilot program and has been reviewed by staff to ensure compliance with the pilot program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement. Within this Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

A review of the City's Major Capital Works Program indicates that watermain replacement by Toronto Water is planned in the vicinity of the staging area between 2024 and 2026. The developer was informed that any request for a time extension may conflict with the work, and the staging areas may need to be temporarily removed or modified to the planned activities. Failure of the developer to remove the staging area may result in the developer being responsible to cover any cost penalties incurred by the City as a result.

A review of the City's Major Capital Works Program indicates the development site is within a Metrolinx Permit Review Zone. Therefore, the issuance of the occupation permit by Transportation Services, for construction staging on Yonge Street and on Soudan Avenue, 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 Yonge Street and Soudan Avenue for periods of less than 30 consecutive days over the 18-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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Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Construction Staging Area - 2161 Yonge Street

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