

Construction Staging Area – 363-391 Yonge Street

Date: November 18, 2024

To: Toronto and East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 13, Toronto Centre

SUMMARY

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

Concord Properties Developments Corp is constructing an 87-storey condominium at 363-391 Yonge Street. The site is located on the southeast corner of Yonge Street and Gerrard Street East. Currently, O'Keefe Lane, from a point 38.1 metres south of Gerrard Street East and a point 33.5 metres further south is closed to facilitate construction staging operations. In order to maintain local access to the laneway, the one-way southbound traffic operation has been temporarily converted to a two-way operation. Pedestrian movements are maintained around the construction staging area. It should be noted that the construction staging area has been installed and is operating under a monthly Street Occupation Permit.

Transportation Services is requesting to formalize the above noted closures and traffic amendments on O'Keefe Lane. The developer has requested the subject construction staging areas for a period of 38 months, from December 18, 2024 to January, 31, 2028.

RECOMMENDATIONS

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

1. City Council authorize the closure of a 6.6 metre wide portion of O'Keefe Lane, between a point 38.1 metres south of Gerrard Street East and a point 33.5 metres further south, from December 18, 2024 to January 31, 2028, inclusive.
2. City Council rescind the existing designated one-way for southbound traffic only on O'Keefe Lane, between Gerrard Street East and a point 96.5 metres south.

3. City Council rescind the existing stopping prohibition in effect from 3:30 p.m. to 6:30 p.m., Monday to Friday, except public holidays on the east side of Yonge Street, between Gerrard Street East and a point 91.5 metres south.
4. City Council rescind the existing parking prohibition at all times on the east side of Yonge Street, between Gerrard Street East and a point 91.5 metres south.
5. City Council prohibit stopping at all times on the east side Yonge Street, between Gerrard Street East and a point 91.6 metres south.
6. City 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.
7. 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).
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
14. 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.

15. 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.
16. City Council direct the applicant, in consultation with Transportation Services, to maintain any bicycle lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.
17. City Council direct that O'Keefe Lane and Yonge Street be returned to its pre-construction traffic and parking regulations when the project is complete.
18. City Council direct the applicant to cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure with the vicinity of the construction staging area, and at no cost to the City to remove any staging to accommodate the necessary municipal infrastructure work.
19. City Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

FINANCIAL IMPACT

There is no financial impact to the City. Concord Properties Developments 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 O'Keefe Lane these fees will be approximately \$2,100,000.00.

DECISION HISTORY

City Council, at its meeting on February 26, 2019 adopted Item CC3.1 entitled "363-391 Yonge Street and 3 Gerrard Street East - Official Plan Amendment and Zoning Amendment Applications - Request for Direction"
[Agenda Item History - 2019.CC3.1 \(toronto.ca\)](#)

COMMENTS

The Development and Timeline

Concord Properties Developments Corp is constructing an 87-storey condominium at 363-391 Yonge Street. The site is bounded by Gerrard Street East to the north, O'Keefe Lane to the east, Gould Street to the south and Yonge Street to the west.

The major construction activities and associated timeline for the development are described below:

- Above grade formwork: from January 2024 to August 2027.
- Building envelope phase: from November 2024 to October 2027; and
- Interior finishes stage: from December 2024 to January 2028

Existing Conditions

O'Keefe Lane is characterized by the following conditions:

- It is a one-lane, north-south, laneway
- It operates one-way southbound traffic on a pavement width of approximately 6.6 metres
- There is no TTC service provided on this laneway
- There are no sidewalks on either side of the laneway
- Parking is prohibited at all times in the laneway

Proposed Construction Staging Area

It should be noted that construction of the development is currently in progress, operating under a monthly Street Occupation Permit. As per the above construction schedule, the site is currently constructing the above grade formwork.

By way of background, 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 to a depth of 21.4 metres. Various options were explored by the developer to set up construction staging operations for the development within the development site. Given the physical site constraints and the space required to maneuver construction vehicles, occupation of the right-of-way on O'Keefe Lane is necessary.

Currently, construction staging operations on O'Keefe Lane take place, between a point 38.1 metres south of Gerrard Street East and a point 33.5 metres further south. With the closure in place, vehicular through traffic is closed, however, local access is maintained for the neighbouring properties backing onto the laneway. In addition, a continuous 75 metre pedestrian walkway is maintained on the east side of O'Keefe Lane, around the construction staging area.

Additionally, construction staging operations also take place on the northbound curb lane of Yonge Street in the form of temporary occupation during the off-peak period (9:00 a.m. to 4:00 p.m.). The lane occupation is utilized for temporary daily hoisting operations. The traffic lane is reopened at the start of the afternoon peak period, thus minimizing the impact to the traffic network. A covered and protected walkway has been established on the within the east sidewalk on Yonge Street and the south side of Gerrard Street East, fronting the site.

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

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 infrastructure enhancement is planned on Yonge Street beginning in 2025. Watermain replacement by Toronto Water is planned on Yonge Street beginning in 2027. The developer has been informed that any conflict with the work will require the staging areas to be temporarily removed or modified to the planned activities. Failure of the developer to remove the staging areas may result in the developer being responsible to cover any cost penalties incurred by the City as a result.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of O'Keefe Lane for periods of less than 30 consecutive days over the 38-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 - 363-391 Yonge Street

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