

Construction Staging Area – 300-304 The East Mall

Date: November 3, 2021
To: Etobicoke York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 2, Etobicoke Centre; Ward 3, Etobicoke-Lakeshore

SUMMARY

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

PCL Constructors Canada Inc. is constructing 29 and 10 storey rental towers at 300-304 The East Mall. The site is located on the west side of The East Mall between Gibbs Road and Bloor Street West.

Transportation Services is requesting approval to close the west sidewalk on The East Mall and the south sidewalk on Gibbs Road for a period of 36 months (i.e., December 16, 2021 to November 30, 2024) to facilitate construction staging operations. Pedestrian movements on the west side of The East Mall and on the south side of Gibbs Road abutting the site will be restricted and pedestrians will be directed to the east side sidewalk of The East Mall and to the north side sidewalk of Gibbs Road respectively.

There will be no impact on the traffic lanes on The East Mall or Gibbs Road.

During the course of the preparation of this report, staff noted that there is a discrepancy between the posted stopping prohibition signs on the north and south sides of Gibbs Road and the existing parking regulations. Recommendations 3, 4 and 5 will correct these inconsistencies.

RECOMMENDATIONS

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

1. City Council authorize the closure of the west sidewalk on The East Mall, between Bloor Street West and Gibbs Road, from December 16, 2021 to November 30, 2024.

2. City Council authorize the closure of the south sidewalk on Gibbs Road, between The East Mall and a point approximately 134 metres west, from December 16, 2021 to November 30, 2024.
3. City Council rescind the existing parking prohibition in effect at all times on both sides of Gibbs Street, between The East Mall and Highway 427 northbound ramp.
4. City Council rescind the existing stopping prohibition in effect at all times on the south side of Gibbs Street, between The East Mall and a point 61 metres west.
5. City Council prohibit stopping at all times on the south side of Gibbs Street, between The East Mall and Highway 427 northbound ramp.
6. City Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways daily, or more frequently as needed, to keep clear of any construction debris and made safe.
7. 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.
8. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrian, cyclist and motorist safety is considered at all times.
9. 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.
10. 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.
11. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
12. 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.
13. 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.

FINANCIAL IMPACT

There is no financial impact to the City. PCL Constructors Canada 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 The East Mall and Gibbs Road, these fees will be approximately \$695,000.00.

DECISION HISTORY

City Council, at its meeting on September 30, 2020, adopted item EY17.1, entitled "300-304 The East Mall - Zoning By-Law Amendment Application." The City Council Decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EY17.1>

COMMENTS

The Development and Timeline

PCL Constructors Canada Inc. is constructing 29 and 10 storey rental towers at 300-304 The East Mall, with a total 388 units, ground floor retail and second floor office space, and two levels of underground parking for approximately 399 cars. The site is located on the west side of The East Mall between Gibbs Road and Bloor Street West.

The site is bounded by Gibbs Road to the north, The East Mall to the east, Bloor Street West to the south, and Highway 427 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 to a depth of 8.4 meters. 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 August 2021 to January 2022;
- Excavation and shoring: from January 2022 to August 2022;
- Below grade formwork: from July 2022 to April 2023;
- Above grade formwork: from March 2023 to April 2024;
- Building envelope phase: from August 2023 to June 2024; and
- Interior finishes stage: from September 2023 to March 2025.

Existing Conditions

The East Mall is characterized by the following conditions:

- It is a 4-lane, north-south, minor arterial roadway
- It operates two-way traffic on a pavement width of approximately 19 metres
- The posted regulatory speed limit is 40 km/h
- There is TTC service provided by the 111 East Mall bus, with a southbound near-side stop on The East Mall at Bloor Street West
- There are sidewalks located on both sides of the street
- Bloorlea Middle School is located on the north-east corner of the intersection of The East Mall and Bloor Street West

The parking regulations on The East Mall, within the subject section are as follows:

East side

- No parking anytime

West side

- No parking anytime

Gibbs Road is characterized by the following conditions:

- It is a 2-lane, east-west, collector roadway
- It operates two-way traffic on a pavement width of approximately 13 metres
- The posted regulatory speed limit is 40 km/h
- There is a t-intersection at The East Mall, controlled by a traffic signal
- On the west side is an on-ramp to Highway 427 north
- There is no TTC service provided
- There are sidewalks located on both sides of the street

The parking regulations on Gibbs Road, within the subject section are as follows:

North side

- No stopping anytime
- No parking anytime

South side

- No stopping anytime, between The East Mall and a point 61 metres west
- No parking anytime

Proposed Construction Staging Area

Construction staging operations on The East Mall will take place within the existing boulevard allowance on the west side of The East Mall, abutting the site, between Gibbs Road and Bloor Street West. Also, staging will take place on Gibbs Road within the existing boulevard allowance on the south side of Gibbs Road, abutting the site, between The East Mall and a point approximately 134 metres west.

The west sidewalk on The East Mall within the construction staging area will be closed; however, pedestrian operations on the east sidewalk will be maintained. Pedestrians wishing to cross The East Mall north or south of the staging area will be able to do so at

the traffic control signals located at Gibbs Road and at Bloor Street West respectively. The south sidewalk on Gibbs Road within the construction staging area will be closed; however, pedestrian operations on the north sidewalk will be maintained. Pedestrians wishing to cross Gibbs Road east of the staging area will be able to do so at the traffic control signals located at Bloor Street West. There is no crossing point west of the staging area, as Gibbs Road becomes an on-ramp access onto Highway 427 north. For both The East Mall and Gibbs Road, appropriate signage will be installed to direct pedestrians to the opposite side of the street. The TTC bus stop and shelter at the north-west corner of The East Mall and Bloor Street West will be relocated just south of the existing location and will remain at the same corner, where TTC passengers will continue to have bus service.

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 indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging areas on The East Mall and Gibbs Road are not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that PCL Constructors Canada Inc. 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.

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.
Acting Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 300-304 The East Mall

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