Construction Staging – 70 - 72 Carlton Street

Date: April 7, 2017
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 27, Toronto Centre - Rosedale

SUMMARY

This staff report is about a matter that Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

Tribute Communities is constructing a 37-storey residential condominium building at the municipal addresses of 70 - 72 Carlton Street and 403 Church Street. The site is located in the north-east quadrant of Carlton Street and Church Street.

In order to enable construction of the above mentioned development, Transportation Services is requesting approval to close a portion of the northbound curb lane and the sidewalk on the east side of Church Street, between Carlton Street and a point 50.5 metres north of Carlton Street for a period of 24 months.

RECOMMENDATIONS

The Acting Director, Transportation Services, Toronto and East York District recommends that:

1. Toronto and East York Community Council approve the closure of the sidewalk and the northbound curb lane on the east side of Church Street, between Carlton Street and a point 50.5 metres north from June 1, 2017 to May 31, 2019.

2. Toronto and East York Community Council rescind the existing "No Parking, 7:30 a.m. to 9:30 a.m., Monday to Friday except Public Holidays" regulation on the east side of Church Street, between Front Street East and Wood Street.

3. Toronto and East York Community Council enact the "No Parking, 7:30 a.m. to 9:30 a.m., Monday to Friday except Public Holidays" regulation on the east side of Church Street, between Front Street East and Carlton Street.
4. Toronto and East York Community Council rescind the existing "No Stopping, 3:30 p.m. to 6:30 p.m., Monday to Friday except Public Holidays" regulation on the east side of Church Street, between King Street East and Alexander Street.

5. Toronto and East York Community Council enact the "No Stopping, 3:30 p.m. to 6:30 p.m., Monday to Friday except Public Holidays" regulation on the east side of Church Street, between King Street East and Carlton Street.

6. Toronto and East York Community Council enact the "No Stopping, Anytime" regulation on the east side of Church Street, between Carlton Street and Wood Street.

7. Toronto and East York Community Council enact the "No Stopping, 3:30 p.m. to 6:30 p.m., Monday to Friday except Public Holidays" regulation on the east side of Church Street, between Wood Street and Alexander Street.

8. Toronto and East York Community 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.

9. Toronto and East York Community 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.

10. Toronto and East York Community Council direct that Church Street be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on 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 term of the closure, these fees will be approximately $180,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued December 22, 2015, in relation to Board Case No. PL140475, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 70 - 72 Carlton Street.

COMMENTS

A mixed-use development consisting of a 37 storey residential condominium building will be constructed by Tribute Communities at the municipal addresses of 70 - 72 Carlton Street and 403 Church Street. The site is bounded by a future residential
development (411 Church Street) to the north, existing residential uses to the east, Carlton Street to the south and Church Street to the west.

The development will consist of 491 dwelling units with a ground floor retail and a five-level underground parking garage. Based on the information provided by the applicant, the entire site will be excavated lot line to lot line on all four sides to a depth of approximately 16.0 metres. Permanent vehicular access to the development will be provided from Church Street.

By way of background, the original option for the construction staging area for the subject development included lane occupation on Church Street for a period of 20 months with plans for a future extension of 11 months. In order to minimize the impact on all road users, the applicant has revised the duration of the construction staging area on Church Street, which in its revised form includes a construction duration of 24 months with no further occupation.

The applicant requires an occupation within the boulevard allowance and the northbound curb lane of Church Street and the boulevard allowance on the north side of Carlton Street to enable construction.

Construction staging operations on the north side of Carlton Street will take place within the existing boulevard allowance. Pedestrian operations will be maintained within a 1.5 metre wide covered walkway. With the proposed construction staging area in place, traffic operations on Carlton Street will remain unchanged.

Construction staging operations on the east side of Church Street will take place within the existing boulevard allowance and portion of the northbound curb lane on Church Street. It should be noted that the subject construction staging area on Church Street will work in conjunction with the proposed construction staging area for the development to the north (i.e. 411 Church Street). A staff report seeking approval of the proposed construction staging area for the 411 Church Street development has been submitted for approval to the Toronto and East York Community Council of May 2, 2017.

Church Street, between Carlton Street and Wood Street, is a minor arterial road and consists of a four-lane (two northbound and two southbound) cross-section on a pavement width of 14.0 metres. There is no TTC service on Church Street.

The parking regulations on the subject section of Church Street are as follows:

West side:

- "No Parking, Anytime", between Carlton Street and Wood Street;
- "No Stopping, 7:30 a.m. to 9:30 a.m., Monday to Friday except Public Holidays", between a point 119 metres north of Dundas Street East and Yonge Street.

East side:

- "No Parking, 7:30 a.m. to 9:30 a.m., Monday to Friday except Public Holidays", between Front Street East and Wood Street;
- "No Stopping, 3:30 p.m. to 6:30 p.m., Monday to Friday except Public Holidays" between King Street East and Alexander Street.

Subject to approval, 3.5 metres of the northbound lane and east sidewalk on Church Street will be closed along the frontage of site on Church Street. As a result of this closure, the east sidewalk on Church Street will be unavailable for pedestrian use. To ensure pedestrians are informed of this temporary sidewalk closure, appropriate advanced signage will be positioned at strategic locations to clearly inform pedestrians in the area. Warning signage will be posted at the signalized intersections of Church Street at Wood Street and Carlton Street directing pedestrians to use the west sidewalk on Church Street.

With the proposed closure in place, Church Street, in the vicinity of the site, will operate with one northbound lane and two southbound lanes. To enhance traffic flow around the construction staging area, stopping will be prohibited during all times along the east side of Church Street, between Carlton Street and Wood Street.

Transportation Services is satisfied that Tribute Communities has looked at all options to alleviate congestion at this location.

Councillor Kristyn Wong-Tam has been advised of the recommendations of this staff report.

CONTACT

Ann S. Khan, P. Eng.
Manager, Traffic Operations
Toronto and East York District
Transportation Services
Telephone: (416) 397-5021
Fax: (416) 392-1920
E-mail: Ann.Khan@toronto.ca

SIGNATURE

Dave Twaddle, C.E.T.
Acting Director, Transportation Services
Toronto and East York District

ATTACHMENTS

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