REPORT FOR ACTION

Construction Staging Area – 411 Church Street

Date: April 4, 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.

CentreCourt Development is constructing a 39-storey residential condominium building at the municipal address of 411 Church Street. The site is located in the south-east quadrant of Wood Street and Church Street.

Transportation Services is requesting approval to close the a portion of the northbound curb lane and the sidewalk on the east side of Church Street, between Wood Street and a point 44.5 metres south for a period of 24 months to enable construction of the above mentioned development.

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 Wood Street and a point 44.5 metres south 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 Wood Street and a point 44.5 metres south.

3. 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 Wood Street and a point 44.5 metres south.
4. Toronto and East York Community Council enact the "No Stopping, Anytime" regulation on the east side of Church Street, Wood Street and a point 44.5 metres south.

5. 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.

6. Toronto and East York Community 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.

7. Toronto and East York Community 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. CentreCourt Development 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 $206,000.00.

**DECISION HISTORY**

The Ontario Municipal Board, pursuant to its Order issued November 24, 2016 in relation to Board Case No. PL160145, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 411 Church Street.

**COMMENTS**

A mixed-use development consisting of 39 storey residential condominium buildings will be constructed by CentreCourt Development at the municipal addresses of 411 Church Street. The site is bounded by Wood Street to the north, existing residential uses to the east, future residential development (70-72 Carlton Street) to the south and Church Street to the west. Church Street Junior Public School is located in the north-east corner of Wood Street and Church Street. The main entrance to the school is provided from Alexander Street.

The development will consist of 572 dwelling units with a ground level retail and a two-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 10.0 metres.
In order to continue with construction of the development, a construction staging area will be set up within the road right-of-way on the east side of Church Street and on the boulevard on the south side of Wood Street.

By way of background, the original option for construction staging area for the subject development included lane occupation on Church Street for a period of 31 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.

Construction staging operations on the south side of Wood Street will take place within the existing boulevard allowance. During the consultation process with the Church Street Jr. Public School staff, it was recommended that the south sidewalk within the construction work zone on Wood Street be closed for pedestrian use to ensure safety of the school children on their way to the school. As a result, the south sidewalk on Wood Street, between Church Street and a point 66.4 metres east of Church Street will be closed for pedestrian movements. 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 intersection of Church Street and Wood Street and stop-controlled intersection of Mutual Street and Wood Street directing pedestrians to use the north sidewalk on Wood Street. With the proposed construction staging area in place, vehicular traffic operations on Wood 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 south (i.e. 70-72 Carlton Street). A staff report seeking approval of the proposed construction staging area for the 70-72 Carlton Street development has been submitted to the Toronto and East York Community Council.

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 curb 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 positions 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 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 CentreCourt 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

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SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-2465, dated April 2017

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