

Construction Staging Area – 53 Ontario Street

Date: August 11, 2017
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 28, 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.

Bel-East Corp. is constructing a 25-storey residential condominium building at 53 Ontario Street. The site is bounded by existing residential development (65 Ontario Street) to the north, existing parking lot for 49 Ontario Street to the east, existing commercial development (49 Ontario Street) to the south and Ontario Street to the west.

Transportation Services is requesting approval to close the sidewalk and a portion of the southbound lane on the east side of Ontario Street fronting the site for a period of 26 months. Pedestrian movements will be accommodated within the temporary sidewalk installed in the closed portion of the southbound lane.

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 a portion of the southbound lane on the east side of Ontario Street between a point 9 metres south of Richmond Street East and a point 80 metres further south and the provision of a protected pedestrian walkway within the closed portion of the southbound lane, from September 13, 2017 to November 1, 2019.
2. Toronto and East York Community Council rescind the existing parking by permit only regulation in effect from 12:01 a.m. to 7:00 a.m., daily on the east side of Ontario Street between a point 9 metres south of Richmond Street East and a point 80 metres further south.

3. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m. Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday on the east side of Ontario Street, between a point 9 metres south of Richmond Street East and a point 80 metres further south.

4. Toronto and East York Community Council prohibit stopping at all times on the east and west sides of Ontario Street, from a point 9 metres south of Richmond Street East and a point 80 metres further 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 Ontario Street be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Bel-East 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 term of the closure, these fees will be approximately \$260,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued November 24, 2016, in relation to Board Case No. PL150732, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 53, 61, and 65 Ontario Street and 102 Berkeley Street.

COMMENTS

A mixed-use development consisting of a 25-storey residential building will be constructed by Bel-East Corp. at 53 Ontario Street. The site is bounded by existing residential development (65 Ontario Street) to the north, existing parking lot for 49 Ontario Street to the east, existing commercial development (49 Ontario Street) to the south and Ontario Street to the west.

The development in its completed form, will consist of 273 dwelling units with ground floor retail and a four level underground parking garage. Permanent vehicular access to the development will be provided from Ontario Street.

Based on the information provided by the applicant, the entire development will be excavated from lot line to lot line. In order to continue with the construction of the development, the construction staging area will be set up within the road right-of-way on the east side of Ontario Street.

By way of background, the original option for the construction staging area for the subject development included lane occupation on Ontario Street for a period of 30 months. In order to minimize the impact on all road users, the applicant has revised the duration of the construction staging area on Ontario Street to 26 months.

Ontario Street, between Richmond Street East and Adelaide Street East is a local roadway and operates one-way southbound on a pavement width of 7.6 metres. There is no TTC service on Ontario Street.

The following parking and stopping regulation are in effect on the subject section of Ontario Street:

East side:

- Pay & Display Parking, 8:00 a.m. to 9:00 p.m., Monday to Saturday, 1:00 p.m. to 9:00 p.m., Sunday, between a point 9 metres south of Richmond Street East and a point 9 metres north of Adelaide Street East.
- Permit parking, 12:01 a.m. to 7:00 a.m., All times, between Richmond Street East and Adelaide Street East.

West side:

- No Parking, Anytime, between Richmond Street East and the lane first south;
- No Parking, Anytime, between Richmond Street East and Adelaide Street East;

Construction staging operations for the development will take place within the existing boulevard allowance and a portion of the southbound lane on the east side of Ontario Street. Subject to approval, a 4.1 metre wide portion of the southbound lane on the east side of Ontario Street fronting the site will be closed to accommodate the construction staging operations. Pedestrians will be directed to a 1.5 metre wide protected covered walkway within the closed portion of the southbound lane. The remaining width of 3.5 metres will maintain one-way traffic operations on Ontario Street.

To enhance traffic flow around the work zone, stopping will be prohibited at all times on the east and west sides of Ontario Street, between a point 9 metres south of Richmond Street East and a point 80 metres further south.

The proposed construction staging area will result in the removal of nine "Pay and Display" parking spaces on the east side of Ontario Street. Bel-East Corp. will be

responsible for the lost revenue for the nine "Pay and Display" parking spaces to the Toronto Parking Authority.

Finally, a review of the City's five-year major capital works program indicates that in 2018, a watermain replacement project is planned on Adelaide Street East between Jarvis Street and Parliament Street from April 2018 to November 2018. The proposed construction staging area on Ontario Street is not expected to conflict with the planned capital works project.

Transportation Services is satisfied that Bel-East Corp has looked at all options to alleviate congestion at this location.

Councillor Pam McConnell's office has been advised of the recommendations of this staff report.

CONTACT

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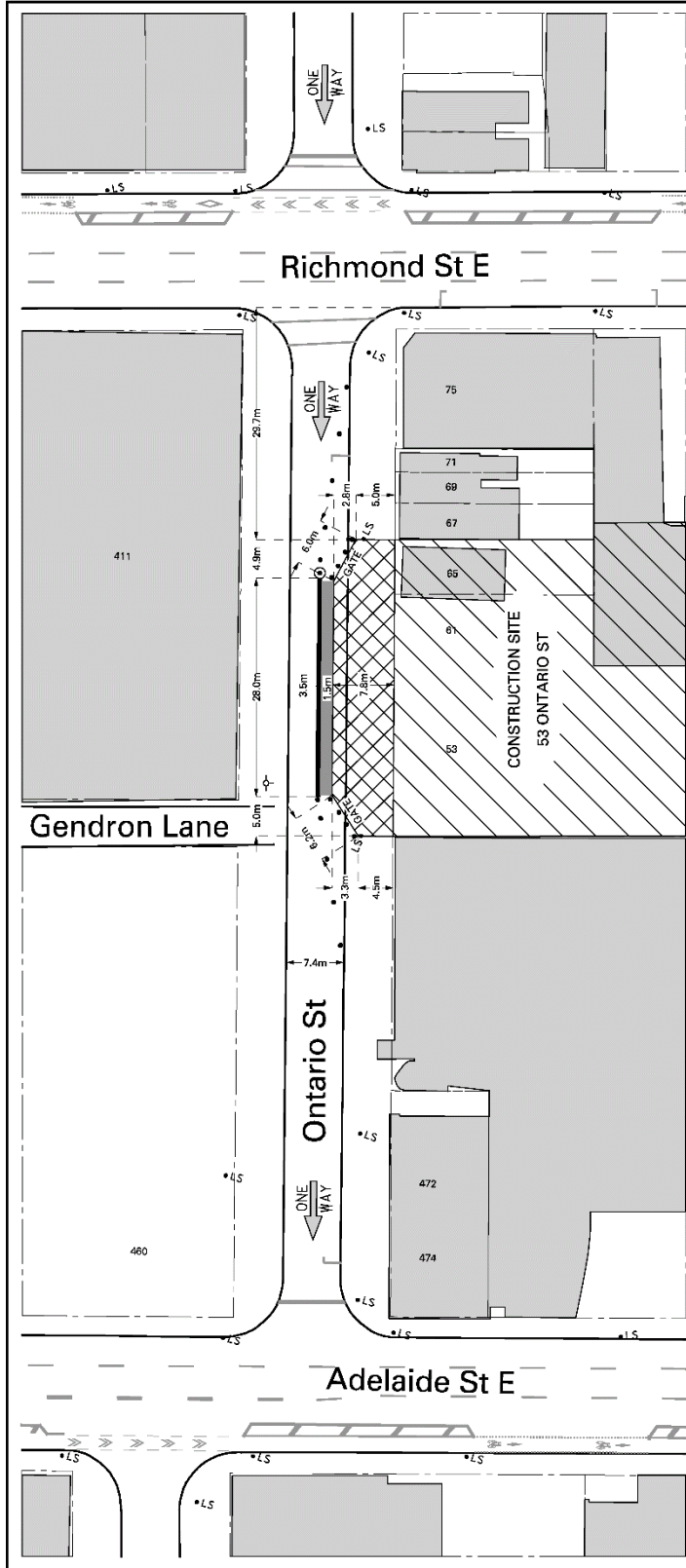
SIGNATURE

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

ATTACHMENTS

1. Drawing No. 421G-2622, dated August 2017

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NOTE:
 INFORMATION ON THIS PLAN IS BASED
 ON OFFICE RECORDS AND IS SUBJECT
 TO FIELD VERIFICATION.

LEGEND

- PROPOSED JERSEY BARRIER
- PROPOSED 1.5m COVERED PEDESTRIAN WALKWAY
- ▨ PROPOSED CONSTRUCTION STAGING AREA
- PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-54 BARREL
- LS EXISTING LIGHT STANDARD



**53 ONTARIO ST:
 PROPOSED CONSTRUCTION STAGING AREA**

Staging area 53 Ontario Street 1