Construction Staging Area Time Extension –
43 Gerrard Street West

Date: October 19, 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.

PCL Constructors Canada Incorporated is constructing a 43-storey residential
condominium building at 43 Gerrard Street West. The site is bounded by Gerrard Street
West to the north, Chelsea Hotel (33 Gerrard Street West) to the east, Walton Street to
the south and Bay Street to the west.

The sidewalk, bike lane and a portion of the eastbound curb lane on the south side of
Gerrard Street West and the sidewalk and a portion of the westbound curb lane on the
north side of Walton Street are closed to accommodate construction staging operations
for the development.

Toronto and East York Community Council, at its meeting on February 23, 2016,
approved the subject construction staging areas on Gerrard Street West and Walton
Street, from January 1, 2016 to December 31, 2017. Transportation Services is
requesting approval to extend the duration of the subject construction areas for a period
of 4 months (i.e. from January 1, 2018 to May 1, 2018.)

RECOMMENDATIONS

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

1. Toronto and East York Community Council approve the continuation of the closure of
the sidewalk and curb lane on the north side of Walton Street, between a point 6.2
metres east of Bay Street and a point 50.2 metres east of Bay Street, from January 1,
2018 to May 1, 2018.
2. Toronto and East York Community Council approve the continuation of the closure of the sidewalk and curb lane on the south side of Gerrard Street West, between a point 4.2 metres east of Bay Street and a point 76.6 metres east of Bay Street, from January 1, 2018 to May 1, 2018.

3. Toronto and East York Community Council direct the applicant to continue posting 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.

4. Toronto and East York Community Council direct the applicant to continue providing and installing 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.

5. Toronto and East York Community Council direct the applicant to continue sweeping the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.

6. Toronto and East York Community Council direct the applicant to continue pressure washing the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.

7. Toronto and East York Community Council direct the applicant where no cycling lanes exist, in consultation with Transportation Services, to install sharrow markings onto the roadway and display appropriate signage on the hoarding board to inform motorists and cyclists to safely share the road.

8. Toronto and East York Community Council direct the applicant to continue ensuring that the existing sidewalks or the proposed pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.

9. Toronto and East York Community Council direct the applicant to continue consulting and communicating all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.

10. Toronto and East York Community Council direct the applicant to continue installing appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.

11. Toronto East York Community Council direct that Gerrard Street West and Walton Street be returned to its pre-construction traffic and parking regulations when the project is complete.
FINANCIAL IMPACT

There is no financial impact to the City. PCL Constructors Canada Incorporated 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 closure, these fees will be approximately $151,000.00.

DECISION HISTORY

Toronto East York Community Council, at its meeting on February 23 2016, considered item TE14.48 and approved the closure of the sidewalk and curb lane on the north side of Walton Street, from January 1, 2016 to December 31, 2017.

Toronto East York Community Council, at its meeting on February 23 2016, considered item TE14.49 and approved the closure of sidewalk and curb lane on the south side of Gerrard Street West, from January 1, 2016 to December 31, 2017.

COMMENTS

A 43-storey residential condominium building (Livmore) is currently being constructed by PCL Constructors Canada Incorporated at 43 Gerrard Street West. The site is bounded by Gerrard Street West to the north, Chelsea Hotel (33 Gerrard Street West) to the east, Walton Street to the south and Bay Street to the west.

The development, in its complete form, will consist of 595 dwelling units along with a six-storey underground parking garage. All permanent access to the development will be provided from both Gerrard Street West and Walton Street.

The construction staging operations for the subject development take place within the road right-of-way on the south side of Gerrard Street West and on the north side of Walton Street. Both construction staging areas on Gerrard Street West and Walton Street abutting the site were approved by the Toronto East York Community Council from January 1, 2016 to December 31, 2017.

With the current construction staging area in place, Gerrard Street West in the immediate vicinity of the site operates as one eastbound and one westbound lane. A covered walkway has been established to maintain pedestrian movements on the south side of Gerrard Street West. Pedestrian operations on the north sidewalk are maintained. Cyclists merge with the general traffic on the eastbound lane; however, bike operations are maintained in the dedicated bike lane on the westbound lane.

On Walton Street, in the immediate vicinity of the site, the roadway operates as one eastbound and one westbound lane. The north side sidewalk on Walton Street is currently closed to accommodate the construction staging area. As a result, pedestrians are redirected to the sidewalk on the south side of the roadway.
To enhance traffic flow around the subject construction staging area, a stopping prohibition is in-effect on both sides of Gerrard Street West, as well as Walton Street.

The developer has requested an extension of the duration of the construction staging area on Gerrard Street West in order to complete the construction of the development. Based on the information provided by the developer, the site has experienced major construction delays due to inclement weather, which resulted in loss of approximately 35 days of work. Also, the tower crane at the site will be utilized for extended period of time to install building elements (i.e. windows, wall panels, roofing and mechanical equipment) along the exterior building envelope. The construction staging area on Gerrard Street West and Walton Street will be utilized for building material deliveries and support construction of the exterior building envelope. The subject construction staging area will also provide a safety buffer during crane hoisting operations.

The building has been constructed to the 30th floor above grade. The developer has informed staff that due to limited space availability, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions and the current construction staging areas on Gerrard Street West and Walton Street are essential to continue with the development.

Based on the detailed review of the construction activities and schedule undertaken by the developer, it is anticipated that the remaining construction activities requiring right-of-way occupation on Gerrard Street West and on Walton Street will be completed by May 1, 2018.

Finally, a review of the City's five-year major capital works program, at the time of this report, indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the subject construction staging areas on Gerrard Street West and Walton Street 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 Incorporated has looked at all options to minimize the duration and impact of the construction staging area on all road users.
Councillor Kristyn Wong-Tam'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**

Drawing No. 421G-2682, dated September, 2017  
Drawing No. 421G-2683, dated September, 2017

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