

**City Council****Motion Without Notice**

<b>MM44.119</b>	<b>ACTION</b>			Ward:20
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**203 College Street - Construction Staging Area - by Councillor Joe Cressy, seconded by Councillor Joe Mihevc**

*\* This Motion has been deemed urgent by the Chair.  
\* This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

**Recommendations**

Councillor Joe Cressy, seconded by Councillor Joe Mihevc, recommends that:

1. City Council approve the closure of the bike lane and a portion of the eastbound vehicular curb lane on the south side of College Street, between Beverley Street and a point 42 metres east, from August 1, 2018 to April 30, 2019 inclusive.
2. City Council approve the establishment of a temporary replacement 1.2m wide separated bike lane on the south side of College Street, between Beverley Street and a point 42 metres east, from August 1, 2018 to April 30, 2019 inclusive.
3. City Council approve the closure of the bike lane and a portion of the eastbound curb lane on the south side of College Street, between Beverley Street and a point 30 metres west, from August 1, 2018 to April 30, 2019.
4. City Council approve the closure of the south sidewalk of College Street between Beverley Street and a point 36.2 metres east, from August 1, 2018 to April 30, 2019.
5. City Council approve the establishment of a temporary 1.5m wide covered and protected pedestrian walkway in the closed eastbound curb lane, between Beverley Street and a point 36.2 metres east, from August 1, 2018 to April 30, 2019.
6. 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.
7. 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.

8. City Council direct that College Street be returned to its pre-construction traffic regulations when the project is completed.

## **Summary**

Tucker HiRise will be constructing a 30-storey mixed used development, containing 243 dwelling units, office uses, ground floor retail and a two-level underground parking garage at 203 College Street. The site is located in the south-east quadrant of College Street and Beverley Street. Permanent vehicular access to the site will be from Beverley Street and the public laneway to the east.

Major construction activities and associated timeline for the development are described below:

1. Drilling, shoring and excavation work: June 2018 to July 2018 (progressing);
2. Below grade construction: August 2018 to April 2019; and
3. Above grade construction: May 2019 to September 2020.

Shoring and excavation activities at the site are currently being undertaken. Based on the information provided by the developer, the entire site has been excavated to a depth of up to 11 metres from the street level. The excavation extends from property line to property line on all four sides of the site. Currently, the north portion of the public laneway, between College Street and the south limits of the site, is closed to accommodate construction staging operations for the development and also prevent any construction vehicles travelling south in the laneway. The closure of this portion of the public laneway will be for the entire duration of the project.

Since the site has been excavated from property line to property line, additional space within the adjacent road right-of-way will be required to accommodate construction material deliveries by the tractor-trailer units and concrete trucks. Consequently, a construction staging area has been proposed within the road right-of-way on the south side of College Street abutting the site. The subject construction staging area will only be required during the below grade construction phase. Construction staging operations during the above grade construction phase will be set up within the site itself.

College Street, in the vicinity of the site, is an east-west major arterial roadway and consists of a four-lane (two eastbound and two westbound) cross-section. Sidewalks and bike lanes exist along the north and south sides of College Street. The Toronto Transit Commission service on College Street is provided by the "506 Carlton" streetcars, which operate in the median lanes on a shared right-of-way with general traffic. Based on the information obtained from the Toronto Transit Commission, currently the streetcars on the 506 Carlton route have been temporarily replaced by the buses due to shortage of streetcars. Eastbound and westbound near-side transit stops are located on College Street at Beverley Street.

The following parking regulations are in effect on the subject section of College Street:

North Side:

- "No Parking, Anytime" between Bay Street and Spadina Avenue.
- "No Stopping, Anytime" between a Spadina Avenue and Bay Street.
- "Maximum One-hour Parking, Anytime", between Yonge Street and Huron Street.

South Side:

"No Parking, Anytime" between Spadina Avenue and Elizabeth Street.

"No Stopping, Anytime" between a Spadina Avenue and Bay Street.

Subject to approval, the south sidewalk on College Street will be closed between Beverley Street and a point 36.2 metres east. Additionally, the south bike lane and a portion of the eastbound curb lane on College Street, between Beverley Street and a point 42 metres east, will be closed to accommodate construction staging area for the development. A portion of the eastbound curb lane and bike lane on College Street, between Beverley Street and a point 30 metres west, will also be closed to accommodate a merging taper for the eastbound traffic.

The proposed construction staging area on College Street is being requested for a period of 9 months (i.e. August 1, 2018 to April 30, 2019).

With the proposed construction staging area in place, College Street, in the immediate vicinity, will operate as one eastbound lane and two westbound lanes. The east-west pedestrian movements on the south side of College Street will be maintained in a 1.5 metre wide covered and protected walkway that will be established in the closed portion of the eastbound curb lane. The eastbound bike movements on the south side of College Street will be maintained in a 1.2 metre wide separated bike lane. The pedestrian and westbound bike operations on the north side of College Street will be maintained in the existing sidewalk and bike lane.

To enhance traffic flow around the construction staging area, the existing stopping prohibition will remain in effect at all times on the south side of College Street, between Spadina Avenue and Bay Street.

A review of the City's five-year major capital works program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging area on College Street is not expected to conflict with the City's capital works projects.

### **Background Information (City Council)**

Member Motion MM44.119