

Construction Staging Area - Murray Street (600 University Avenue)

Date: December 13, 2017
To: Toronto and East York, Community Council
From: Acting Director, Transportation Services Toronto and East York District
Wards: Ward 20, Trinity - Spadina

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.

EllisDon Corporation is redeveloping the Mount Sinai Hospital located at 600 University Avenue. The majority of the redevelopment includes interior renovations and minor modifications to the exterior of the building. The site is bounded by a private laneway to the north and south, University Avenue to the east and Murray Street to the west.

Construction staging areas for the development will be set up at two separate locations on the east side of Murray Street abutting the site. Transportation Services is requesting approval to close the east sidewalk and a portion of the northbound lane at the two construction staging areas for a period of 32 months and 47 months. Pedestrian operations will be maintained within the closed and protected walkways on the east side of Murray Street.

Existing traffic lanes on Murray Street will be maintained during construction.

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 3.4 metre wide portion of the northbound curb lane on the east side of Murray Street, between a point 71 metres south of Orde Street and a point 36.8 metres further south, from January 23, 2018 to September 30, 2020.
2. Toronto and East York Community Council approve the closure of the sidewalk and a 5.2 metre wide portion of the northbound curb lane on the east side of Murray Street,

between a point 150 metres south of Orde Street and a point 20.5 metres further south, from January 23, 2018 to December 31, 2021.

3. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the east side of Murray Street, between a point 36 metres north of Elm street and a point 146 metres south of Orde Street.

4. Toronto and East York Community Council rescind the existing standing prohibition in effect at all times on the east side of Murray Street, between a point 90 metres south of Orde Street and a point 56 metres further south.

5. Toronto and East York Community Council rescind the existing standing prohibition in effect at all times on the east side of Murray Street, between a point 85 metres north of Elm Street and a point 146.4 metres further south.

6. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., daily on the east side of Murray Street from a point 50 metres south of Murray Street to a point 40 metres further south.

7. Toronto and East York Community Council prohibit stopping at all times on the east side of Murray Street, between a point 50 metres south of Orde Street to a point 35 metres north of Elm Street.

8. Toronto and East York Community Council rescind the existing standing prohibition in effect at all times on the west side of Murray Street, between a point 80 metres south of Orde Street and a point 106 metres further south.

9. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., daily on the west side of Murray Street, between a point 62 metres south of Orde Street and a point 80 metres south of Orde Street.

10. Toronto and East York Community Council prohibit stopping at all times on the west side of Murray Street, between a point 62 metres south of Orde Street to a point 125 metres further south.

11. 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.

12. 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.

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

FINANCIAL IMPACT

There is no financial impact on the City. EllisDon Corporation 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 \$250,000.00.

DECISION HISTORY

This is a new initiative.

COMMENTS

A redevelopment of Mount Sinai Hospital (600 University Avenue) will be undertaken by EllisDon Corporation. The site is bounded by a private laneway to the north and south, University Avenue to the east and Murray Street to the west.

The redevelopment of Mount Sinai Hospital will include interior renovations of approximately 300,000 of square feet space within the existing hospital. The main areas to be renovated include the Emergency Department, Surgical Services Laboratory, Ambulatory Care and Medical/surgical in-patient units. The overall renovation and construction of the project will be undertaken while maintaining full operations of the hospital and is expected to be completed over approximately five years.

Several options were explored by the developer to set up a construction staging area for the development. The private laneway located to the north of the site is 7.1 metres wide and provides access to the hospital's waste management facilities and MRI equipment. The public laneway located to the south of the site is 8 metres wide and provides access to the Emergency Department. Any proposal to utilize a portion of the laneways for construction staging purposes would potentially restrict the access/egress to the hospital facilities and also create conflicts between construction activities and private vehicle movements through the laneway. Therefore, the private laneways located to the north and south of the site were not considered suitable for construction staging operations.

Construction staging areas for the development will be set up within the road right-of-way on the east side of Murray Street. The proposed construction staging areas will be utilized to provide a secure and controlled enclosure for construction material deliveries, equipment storage, waste removal and installation of man and material hoists.

Murray Street, in the vicinity of the site, is a north/south local roadway and consists of a two-lane (one northbound and one southbound) cross-section with an average pavement width of 12 metres. Sidewalks exist along both sides of the roadway. There is no TTC service on the subject section of Murray Street.

The following parking regulations are in effect on the subject section of Murray Street.

East side:

- "No Parking, Anytime", between a point 36 metres north of Elm Street and a point 146 metres south of Orde Street.
- "No Standing, Anytime", between a point 90 metres south of Orde Street and a point 56 metres further south.
- "No Standing, Anytime", between a point 85 metres north of Elm Street and a point 146.4 metres north of Elm Street
- "Pay & Display Parking, 8:00 a.m. to 9:00 p.m., daily", between Orde Street and a point 90 metres south.

West Side:

- "No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday", between Elm Street and a point 186 metres south of Orde Street.
- "No Standing, Anytime", between a point 80 metres south of Orde Street and a point 106 metres further south.
- "Pay & Display Parking, 8:00 a.m. to 9:00 p.m., daily", between Elm Street and a point 186 metres south of Orde Street.
- "Pay & Display Parking, 8:00 a.m. to 9:00 p.m., daily", between a point 48 metres south of Orde Street and a point 80 metres south of Orde Street.

Construction staging areas for the redevelopment will be set up at two separate locations. Subject to approval, a 3.4 metre wide portion of the northbound lane and sidewalk on the east side of Murray Street, between a point 71 metres south of Orde Street and a point 36.8 metres further south will be closed to accommodate construction staging operations for the development. With the subject construction staging area in place, two-way traffic operations on Murray Street will be maintained on a roadway width of 9 metres. The subject construction staging area has been requested for a period of 32 months.

Also, subject to approval, a 5.2 metre wide portion of the northbound lane and east sidewalk on Murray Street, between a point 150 metres south of Orde Street and a point 20.5 metres further south will be closed to accommodate construction staging operations for the development. With the subject construction staging area in place, two-way traffic operations on Murray Street will be maintained on a roadway width of 7 metres. The subject construction staging area has been requested for a period of 47 months.

To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the east side of Murray Street, between a point 50 metres south of Orde Street to a point 35 metres north of Elm Street. Also, stopping will be prohibited at all times on the west side of Murray Street, between a point 62 metres south of Orde Street and a point 125 metres further south.

The proposed construction staging areas will result in the removal of seven "Pay and Display" parking spaces on the east side and two "Pay and Display" parking spaces on the west side of Murray Street. EllisDon will be responsible for the lost revenue of nine "Pay and Display" parking spaces on the subject section of Murray Street for duration of project activities.

Finally, a review of the City's five-year major capital works program was undertaken to identify any conflicts between the proposed construction staging area and planned capital works projects in the area. The review of the Program at the time of this report indicates that there are no Major Capital Works planned on the subject section of Murray Street.

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

Councillor Joe Cressy's office has been advised of the recommendations of this staff report.

CONTACT

Bruce Clayton.
Manager, Traffic Operations
Toronto and East York District
Transportation Services
Telephone: (416) 397-5021
Fax: (416) 392-1920
E-mail: bruce.clayton@toronto.ca

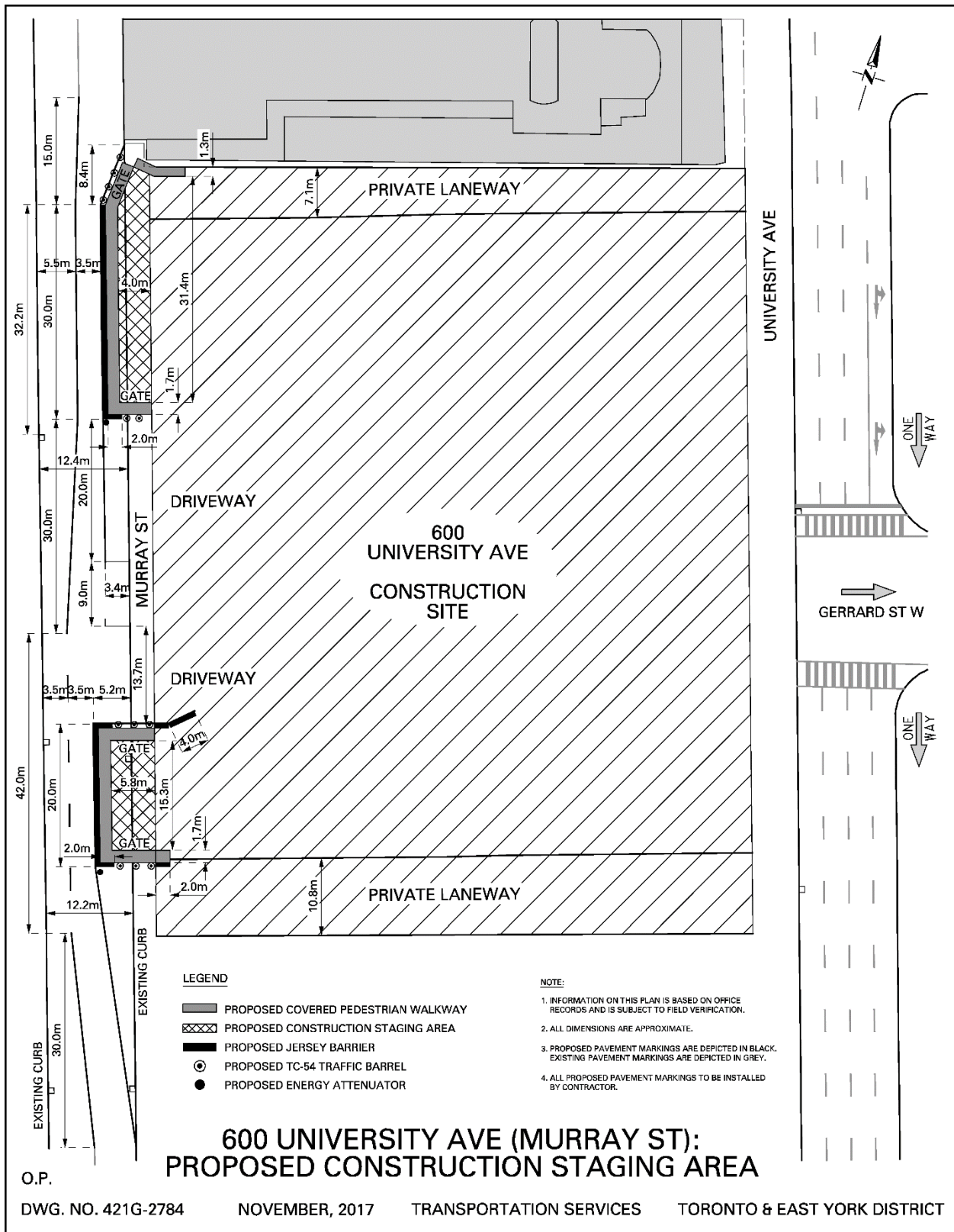
SIGNATURE

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

ATTACHMENTS

DWG. 421G-2784, November, 2017

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