

## **Construction Staging Area – Frederick Street (158 Front Street East)**

**Date:** December 8, 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**

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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.

FMC Front Street Developments Inc., is constructing a 26-storey residential condominium building with 482 dwelling units at 158 Front Street East (also known as 154 Front Street East). The site is bounded by existing residential and commercial uses to the north, Sherbourne Street to the east, Front Street East to the south and Frederick Street to the west.

Transportation Services is requesting approval to close the sidewalk and a portion of the northbound curb lane on the east side of Frederick Street for a period of 39 months. Pedestrian movements will be accommodated within the temporary sidewalk installed in the closed portion of the northbound lane.

### **RECOMMENDATIONS**

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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 4.7 metres wide portion of the northbound lane on the east side of Frederick Street, between Front Street East and a point 44.2 metres north and the provision of a temporary pedestrian walkway within the closed portion of the northbound lane, from January 24, 2018 to April 30, 2021.
2. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the east side of Frederick Street, between a point 15.5 metres north of Front Street East and a point 45 metres further north.

3. Toronto and East York Community Council prohibit stopping at all times on the east side of Frederick Street, between a point 15.5 metres north of Front Street East and a point 45 metres further north.
4. Toronto and East York Community Council rescind the existing parking machine regulation in effect on the west side of Frederick Street, between a point 15.5 metres north of Front Street East and a point 50 metres south of King Street East.
5. Toronto and East York Community Council prohibit stopping at all times on the west side of Frederick Street, between a point 15.5 metres north of Front Street East and a point 50 metres south of King Street East.
6. 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.
7. 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.
8. Toronto and East York Community direct that Frederick Street be returned to its pre-construction traffic regulations when the project is completed.

## **FINANCIAL IMPACT**

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There is no financial impact on the City. FMC Front Street Developments Inc., 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 \$146,800.00.

## **DECISION HISTORY**

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The Ontario Municipal Board, pursuant to its order issued on June 5, 2014, in relation to Board Case No. PL111300, authorized an amendment to Zoning By-law No. 438-86 to rezone lands municipally known as 154 Front Street East.

## **COMMENTS**

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A 26-storey residential development will be constructed by FMC Front Street Developments Inc. at 158 Front Street East (also known as 154 Front Street East). The site is bounded by existing residential and commercial uses to the north, Sherbourne Street to the east, Front Street East to the south and Frederick Street to the west.

The development in its completed form, will consist of 482 dwelling units and a 3 level underground parking garage. Permanent vehicular access to the development will be from Frederick Street.

Construction of the development will be undertaken in several phases. Major construction activities and associated timeline for the development are described below:

- Excavation and shoring: September 2017 to May 2018 (progressing);
- Below grade construction: May 2018 to August 2018;
- Above-grade construction: August 2018 to April 2021.

Based on the information provided by the applicant, the entire development will be excavated from property line to property line on all four sides of the sites. The developer has advised that due to limited availability of space, all construction activities cannot be undertaken within the site. Alternative options were explored by the developer to set up a construction staging area for the development.

A lane occupation on Front Street East abutting the site was originally proposed by the developer. However, the long-term lane occupation on Front Street East was not preferred due to potential significant impacts on the area wide traffic operations. Therefore, Front Street was not considered for long-term construction staging purposes. A temporary lane occupation of the westbound lane on the north side of Front Street East abutting the site will be required during the off-peak hours on an as-needed basis. During such occupation, appropriate signage will be installed to direct pedestrians to the south sidewalk on Front Street East.

Construction staging area for the development will be setup within the road right-of-way on the east side of Frederick Street abutting the development. Frederick 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. There is no TTC service on this section of Frederick Street.

The following parking and stopping regulation are in effect on the subject section of Frederick Street between Front Street East and King Street East:

East Side:

- "No Parking, Anytime", between a point 15.5 metres north of Front Street East and King Street East;
- "No Stopping, Anytime", between Front Street East and a point 15.5 metres north.

West Side:

- "No Parking, Anytime", between King Street East and a point 11 metres south;
- "Car-Share Vehicle Parking (AutoShare)", between a point 11 metres south of King Street East and a point 11 metres further south;
- "No Stopping, Anytime", between Front Street East and a point 15.5 metres north;

- "No Standing, Anytime", between a point 22 metres south of King Street East and a point 28 metres further south;
- "Pay & Display Parking, 8:00 a.m. to 9:00 p.m., Monday to Saturday, 1:00 p.m. to 7:00 p.m., Sunday", between a point 15.5 metres north of Front Street East and a point 50 metres south of King Street East.

Subject to approval, a 4.7 metre wide portion of the northbound lane and sidewalk on the east side of Frederick Street, between Front Street East and a point 44.2 metres north will be closed to accommodate construction staging operations for the development. Pedestrians will be directed to a 1.5 metre wide covered and protected walkway within the closed portion of the northbound lane. With the proposed closure in place, current traffic operations on Frederick Street will be maintained on 3.5 metre wide northbound and southbound lanes. The proposed closure on Frederick Street is requested for 39 months (i.e. January 24, 2018 to April 31, 2021).

The proposed construction staging area will result in the removal of two on-street pay and display parking spaces on the west side of Frederick Street. The applicant will be responsible for paying the lost revenue of the ten "Pay and Display" parking spaces on Frederick Street.

To enhance traffic flow around the work zone, stopping will be prohibited at all times on the east side of Frederick Street, between a point 15.5 metres north of Front Street East and a point 45 metres further north. Also, stopping will be prohibited at all times on the west side of Fredrick Street, between a point 15.5 metres north of Front Street East and a point 50 metres south of King Street East.

Finally, 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 areas on Frederick Street is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that FMC Front Street Developments Inc., has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Councillor Lucy Troisi's office has been advised of the recommendations of this staff report.

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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