

## **Construction Staging Area Time Extension – 60 Colborne Street**

**Date:** January 29, 2018  
**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.

A 25-storey residential condominium building is currently being constructed by Freed Developments Limited at 60 Colborne Street. The site is surrounded by King Street East to the north, Church Street to the east, Colborne Street to the south and existing commercial developments and a surface parking lot to the west.

Construction staging area for the development has been set up within the sidewalk and a portion of the lane on the north side of Colborne Street abutting the site. Toronto and East York Community Council, at its meeting on November 10, 2015, approved the subject construction staging area on Queen Street West, from November 11, 2015 to December 31, 2017. Transportation Services is requesting approval to extend the duration of the subject construction areas for a period of 3 months (i.e. from March 1, 2018 to May 31, 2018).

### **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 continuation of the closure of the sidewalk and a 2.2 metre wide portion of the street on the north side of Colborne Street, between Church Street and a point 49.2 metres west of Church Street, from March 1, 2018 to May 31, 2018.
2. Toronto and East York Community Council rescind the existing "No Parking, Anytime" regulation in effect on the north side of Colborne Street, between Church Street and a point 49.2 metres west of Church Street.

3. Toronto and East York Community Council rescind the existing "No Standing, Anytime" regulation in effect on the north side of Colborne Street, between Church Street and a point 30 metres west.
4. Toronto and East York Community Council rescind the existing "No Parking, Anytime" regulation on the south side of Colborne Street, between Church Street and the lane first west.
5. Toronto and East York Community Council rescind the existing "One-Hour Parking" regulation in effect on the south side of Colborne Street, between Church Street and Colborne Lane.
6. Toronto and East York Community Council prohibit stopping at all times on the north side of Colborne Street, between Church Street and a point 49.2 metres west of Church Street.
7. Toronto and East York Community Council prohibit stopping at all times on the south side of Colborne Street, between Church Street and Colborne Lane.
8. 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.
9. 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.
10. Toronto and East York Community Council direct that Colborne Street be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. Freed Developments Limited 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 \$21,000.

## **DECISION HISTORY**

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Toronto East York Community Council, at its meeting on November 10, 2015, considered item TE12.50 and approved the closure of the sidewalk and a 2.2 metre wide portion of the street on the north side of Colborne Street, between Church Street and a point 49.2 metres west of Church Street, from November 11, 2015 to December 31, 2017.

## COMMENTS

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A 25-storey high residential building is being constructed by Freed Developments Limited at 60 Colborne Street. The site is surrounded by King Street East to the north, Church Street to the east, Colborne Street to the south and existing commercial developments and a surface parking lot to the west.

The development, when completed, will consist of approximately 254 dwelling units along with ground level retail uses and an underground parking garage. All permanent access to the site will be provided from a driveway connecting to Church Street.

Based on the information provided by the developer and at the time of this report, all 25 floors of the building have already been constructed. Currently, the work is being undertaken on building enclosure, interior finishes and residential elevators. The residential occupancies are expected to start in late March 2018.

The construction staging area for the development has been set up within the sidewalk and a portion of the street on the north side of Colborne Street. The subject construction staging area was approved by the Toronto and East York Community Council from November 11, 2015 to December 31, 2017.

Two man and material hoists for the development have been installed in the subject construction staging area on Colborne Street and are used to transport construction material required for internal finishes of the suites. The hoists will be removed when the residential elevators at the development become functional. Subsequent to the removal of the man and material hoists, streetscape work will be undertaken.

Based on the information provided by the developer, the project has experienced construction schedule delay due to labour issues with the concrete forming contractor. A new contractor was retained during the construction and it resulted in unexpected and unforeseen construction delays.

The developer has indicated that the remaining construction activities requiring right-of-way occupation on Colborne Street will be completed by May 31, 2018. Consequently, the duration of the subject construction staging area has been requested to be extended by 3 months (i.e. March 1, 2018 to May 31, 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 area on Colborne Street is not expected to conflict with the City's capital works projects.

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

## **CONTACT**

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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](mailto:Bruce.Clayton@toronto.ca)

## **SIGNATURE**

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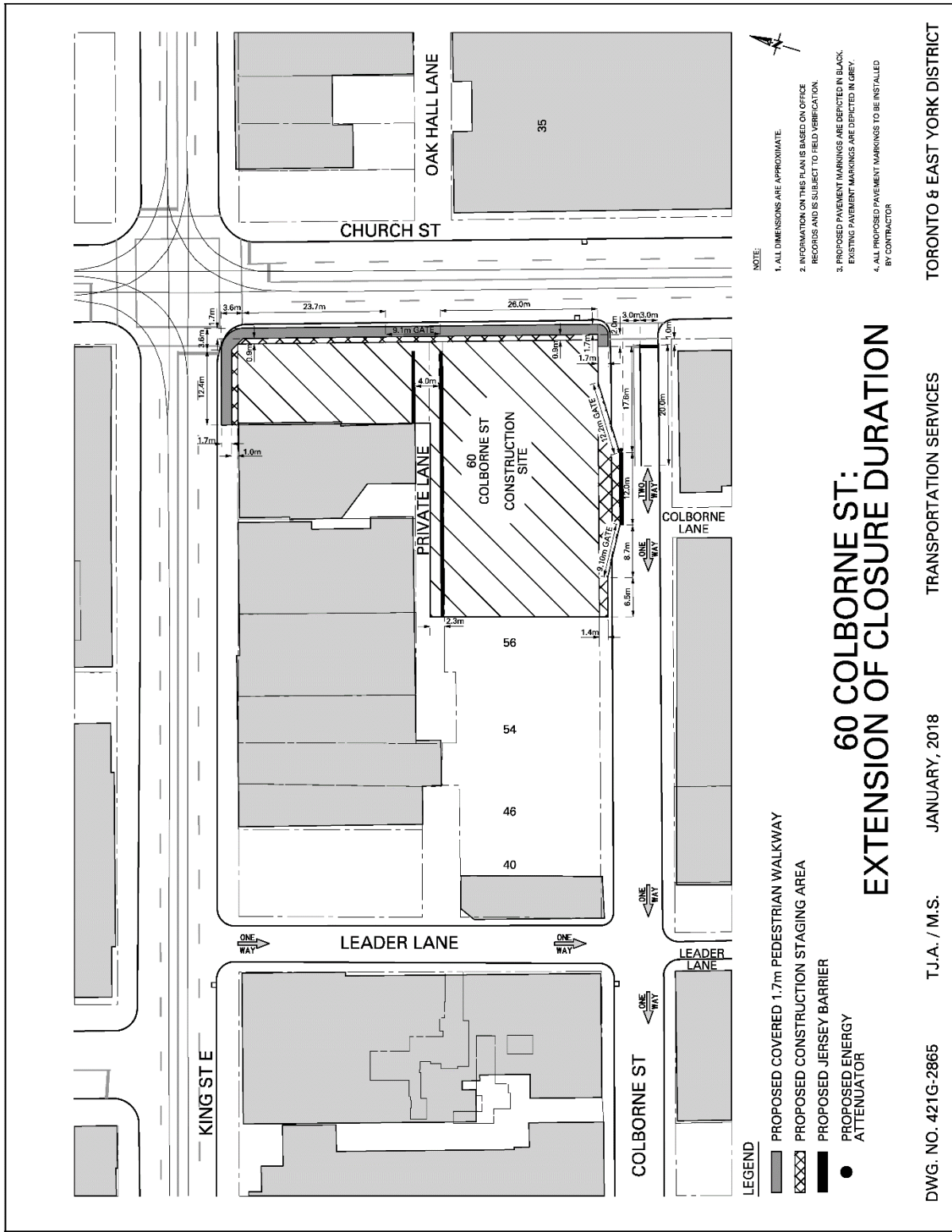
Dave Twaddle, C.E.T.  
Acting Director, Transportation Services  
Toronto and East York District

## **ATTACHMENTS**

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Drawing No. 421G-2865, dated January, 2018

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