

Construction Staging Area – 11 Lillian Street

Date: December 13, 2018
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 12, Toronto-St. Paul's

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.

Lash Group of Companies is constructing a 19-storey residential condominium building at 11 Lillian Street. The site is bounded by existing residential apartment buildings (65 Lillian Street) to the north, existing residential apartment buildings (148 Soudan Avenue) to the east, Soudan Avenue to the south and Lillian Street to the west. The development is currently in progress, operating under a monthly Street Occupation Permit.

Transportation Services is requesting approval to continue the closure of the sidewalk and a portion of the southbound lane on the east side of Lillian Street to facilitate construction staging operations. The proposed construction staging area is being requested for a period of 8 months.

RECOMMENDATIONS

The Acting Director, Traffic Management, Transportation Services, recommends that:

1. Toronto and East York Community Council approve the closure of the east sidewalk and a 2.2 metres wide portion of the southbound lane on Lillian Street, between Soudan Avenue and a point 52.5 metres north, from January 22, 2019 to August 31, 2019.
2. 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.
3. 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.

4. Toronto and East York Community Council direct that Lillian 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. Lash Group of Companies 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 proposed closures on Lillian Street, these fees will be approximately \$28,000.00.

DECISION HISTORY

City Council, at its meeting on June 10, 11 and 12, 2015, adopted as amended Item TE4.6 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86 and 569-2013, for the lands at 11 Lillian Street and 132-142 Soudan Avenue.

COMMENTS

Lash Group of Companies has undertaken the construction of a residential development consisting of 19-storey condominium building at 11 Lillian Street. The site is bounded by existing residential condominium building (65 Lillian Street) to the north, existing residential apartment building (148 Soudan Avenue) to the east, Soudan Avenue to the south and Lillian Street to the west. It should be noted that construction of the development is currently in progress, operating under a monthly Street Occupation Permit.

The development will consist of a total of 160 dwelling units and a four level underground parking garage. Permanent vehicular access to the development will be from Lillian Street.

The developer has informed that all the construction staging operations could not be undertaken from within the site when the development reaches grade level and the proposed construction staging areas on Lillian Street are essential to continue with the construction. The proposed construction staging areas would be utilized to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower cranes, material storage and worker facilities.

Construction Activities:

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

- Excavation and shoring: January 2018 to August 2018;
- Below grade formwork: August 2018 to February 2019; (Progressing)
- Above grade formwork: February 2019 to November 2019;
- Building Envelope Phase: July 2019 to July 2020; and
- Interior finishes stage: July 2019 to July 2020.

The site has been excavated from property line to property line and to a depth of 16 metres below the street level. Based on the information provided by the developer and at the time of this report, construction of the underground parking structure is in progress.

Construction Staging Areas:

Lillian Street, in the vicinity of the site, operates as a one way southbound local roadway. There is no TTC service on the subject section of Lillian Street.

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

East Side:

- "No Stopping, Anytime", between Soudan Avenue and a point 56 metres north; and
- "Parking Machine, 8:00 a.m. 9:00 p.m., Monday to Saturday; and 1:00 p.m. to 9:00 p.m., Sunday", between a point 56 metres north of Soudan Avenue and a point 32 metres further north.

West Side:

- ""No Stopping, Anytime", between Soudan Avenue and a point 93.5 metres north.

Construction staging operations for the development currently take place within the east sidewalk and a 2.2 metre wide portion of the southbound lane. The subject construction staging area is utilized to accommodate construction material deliveries by the tractor-trailer units and concrete trucks.

Construction staging area on Soudan Avenue, abutting the site, has been set up within the existing north side boulevard allowance.

The subject construction staging areas will only be required during the below grade construction phase. Construction staging operations during the above grade and subsequent construction phases will be set up within the site itself.

Traffic Impacts:

With the proposed construction staging area in place, Lillian Street, in the immediate vicinity of the site will continue to operate as a one-way southbound on a road width of 4.3 metres. Pedestrian operations on the east side of Lillian Street, abutting the site, are maintained in a 1.5 metre wide covered and protected walkway.

Currently, the west sidewalk and a portion of the southbound lane on Lillian Street is occupied by the construction staging area for an under-construction development at 33 Dunfield Avenue and 44 Lillian Street. Pedestrian movements on the west side of Lillian Street are maintained in a covered and protected walkway.

With the proposed construction staging area in place, existing traffic lanes and operations on Soudan Avenue will continue to be maintained. Pedestrian movements on the north side of Soudan Avenue will continue to be maintained in a covered and protected walkway within the existing boulevard space.

The proposed construction staging area on Lillian Street will result in the removal of one on-street parking machine space located on the east side of Lillian Street. Lash Group of Companies will be responsible for the lost revenue of the one parking machine space on Lillian Street.

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 Lillian Street and Soudan Avenue are not expected to conflict with the City's capital works projects.

Transportation Services is satisfied that Lash Group of Companies has looked at all options to alleviate traffic congestion at this location.

Councillor Josh Matlow's office has been advised of the recommendations of this staff report.

CONTACT

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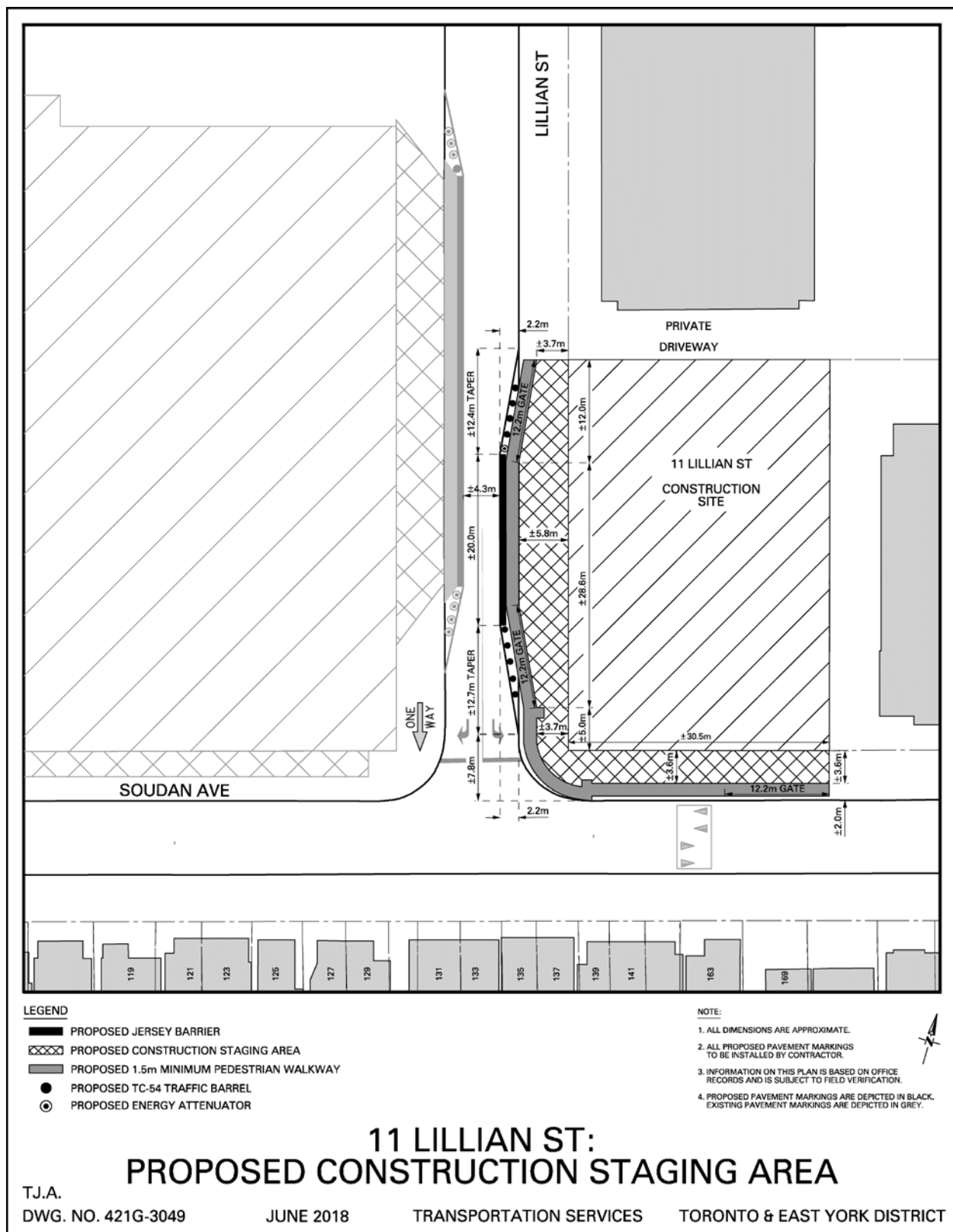
SIGNATURE

Roger Browne P.Eng., M.Eng.
Acting Director, Traffic Management,
Transportation Services

ATTACHMENTS

Drawing No. 421G-3049, dated May 2018

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