

Construction Staging Area Time Extension (Phase 1) – 19 Duncan Street

Date: January 28, 2018
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 10, Spadina-Fort York

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.

Westbank Projects Corp. is constructing a 57-storey high mixed-use development at 219 and 223 Adelaide Street West and 19 Duncan Street. Construction of the development will be undertaken in several phases. This report deals with matters related to Phase 1 of construction only on Duncan Street, which includes drilling, shoring & installation of façade retention steel structure.

The sidewalk on the east side of Duncan Street abutting the site is currently closed to accommodate construction staging operations for the development. Pedestrians are directed to the sidewalk on the west side of Duncan Street. Toronto and East York Community Council, at its meeting on September 6, 2017, approved the subject construction staging area from October 9, 2017 to April 9, 2018, including a one-way northbound operation. A Motion from Councillor Joe Cressy dated June 5, 2018, recommended the traffic on Duncan Street to be returned to 2-way traffic operations with only the sidewalk on the east side of Duncan Street to be closed as part of the Construction Staging Area, as well as an extension until December 31, 2018.

Transportation Services is requesting an approval to extend the duration of the subject construction staging area from March 1, 2019 to April 30, 2019 in order to complete the Phase 1 of construction.

RECOMMENDATIONS

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

1. Toronto and East York Community Council approve the continuation of the closure of the east sidewalk on Duncan Street, between Adelaide Street West and a point 31 metres south, from March 1, 2019 to April 30, 2019.
2. Toronto and East York Community Council direct the Acting Director, Traffic Management, Transportation Services, to add as a condition of permit, a requirement provision for a Traffic Control Person to be stationed at the intersection of Adelaide Street West and Duncan Street from March 1, 2019 to April 30, 2019.
3. 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.
4. 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.
5. Toronto and East York Community Council direct that Duncan 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. Westbank Projects Corp. 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 \$59,204.86.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on September 6, 2017, adopted Item TE26.64 and approved the closure of the sidewalk and a portion of the northbound lane on the east side of Duncan Street, between Adelaide Street West and a point 31 metres south, from October 9, 2017 to April 9, 2018.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.64>

Toronto and East York Community Council at its meeting on June 6, 2018, adopted Item TE33.111 and, in so doing that the traffic on Duncan Street be returned to 2-way traffic operations with only the sidewalk on the east side of Duncan Street to be closed from Adelaide Street West to a point 30.0 metres south, as part of the Construction Staging Area, and that this be extended until December 31, 2018.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE33.111>

COMMENTS

A mixed-use development is being constructed by Westbank Projects Corp. at the properties located at 219 and 223 Adelaide Street West and 19 Duncan Street. The site is bounded by Adelaide Street West to the north, existing surface parking lot (217 Adelaide Street West) to the east, existing commercial uses to the south and Duncan Street to the west.

The site is home to a 5.5-storey brick structure (Southam Press Building) built in 1908. The subject building is a listed heritage structure and the building façades along Adelaide Street West and Duncan Street will be retained as part of the development. The development proposal for the site includes construction of a 58-storey mixed-use building consisting of approximately 452 residential rental units and retail and office uses contained in a 9-storey podium.

Phase 1 of construction of the development will include vertical drilling, installation of shoring system and installation of the façade retention steel structure along the northern and western façades of the building. Construction staging areas have been set up on the east side of Duncan Street and south side of Adelaide Street West abutting the site. The matters related to the construction staging area on Adelaide Street West have been discussed in a companion report "Construction Staging Area Time Extension (Phase 1) - Adelaide Street (19 Duncan Street)". This report only discusses matters related to the construction staging area on Duncan Street, only.

The subject construction staging area has been set up within the sidewalk and boulevard on the east side of Duncan Street and traffic operations will be maintained as 2-way traffic for the remaining duration of the Phase 1 of construction.

The developer has requested an extension of the duration of the construction staging area on Duncan Street in order to complete the Phase 1 of construction. The developer has informed that during this lost time, other construction activities involving exploratory and preparation work have been undertaken. The current construction staging area on Duncan Street is critical to complete activities related to installation of the façade retention system.

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 Duncan Street is not expected to conflict with the City's capital works projects.

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

CONTACT

Eric Jensen
Manager, Construction Coordination and Traffic Mitigation
Transportation Services
Telephone: (416) 392-9492
Fax: (416) 392-1920
E-mail: Eric.Jensen@toronto.ca

SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-2634, dated August, 2017

P:\2019\Infrastructure & Environment Committee\TRA\ts2019043te.top.doc - nb

