

Construction Staging Area – Granby Street (389 Church Street)

Date: January 16, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 13, Toronto-Centre

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.

Turner Construction Company is renovating a 13-storey affordable housing building owned by the Toronto Community Housing Corporation at 389 Church Street. The site is located in the north-east corner of Church Street and Granby Street. The renovation is currently in progress, operating under a monthly Street Occupation Permit.

Transportation Services is requesting approval to close the sidewalk and a portion of the westbound lane on the north side of Granby Street abutting the site to facilitate the redevelopment. The proposed construction staging area is being requested for a period of 15 months.

RECOMMENDATIONS

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

1. Toronto and East York Community Council approve the closure of the sidewalk and 2.1 metre wide portion of the westbound lane on the north side of Granby Street, between a point 38 metres east of Elizabeth Street and point 32 metres further east, from February 21, 2019 to May 31, 2020.
2. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 7:00 p.m., Monday to Saturday, and from 1:00 p.m. to 7:00 p.m., Sunday, on the south side of Granby Street, between Church Street and a point 37 metres east.

3. Toronto and East York Community Council prohibit stopping at all times on the south side of Granby Street, between Church Street and a point 37 metres east.
4. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the north side of Granby Street, between Church Street and a point 36.6 metres east.
5. Toronto and East York Community Council prohibit stopping at all times on the north side of Granby Street, between Church Street and a point 41 metres 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 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.
8. Toronto and East York Community Council direct the applicant to sweep the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.
9. Toronto and East York Community Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
10. Toronto and East York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.
11. Toronto and East York Community Council direct the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
12. Toronto and East York Community Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
13. Toronto and East York Community Council direct the applicant to create a publicly accessible website with regular construction updates and post the website address on the site.
14. Toronto and East York Community Council direct that Granby Street be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact on the City. Turner Construction Company 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 \$123,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on July 7, 2015, considered Item EX7.17 and in so doing, approved in principle the modernization and renovation of 389 Church Street.

COMMENTS

The renovation and modernization of the existing affordable housing building at 389 Church Street has been undertaken by Turner Construction Company. The project site is bounded by an existing commercial building (399 Church Street) to the north, an existing residential building (96 Granby Street) to the east, Granby Street to the south and Church Street to the west.

The development in its completed form, will consist of 120 dwelling units with ground level retail. Permanent vehicular access to the development will be provided from Granby Street.

The redevelopment proposal at the site consists of the following:

- Complete interior demolition of all interior spaces, including the basement, and mechanical penthouse;
- Construction of two new elevator units on the north side of the site;
- Replacement of existing mechanical, electrical systems and fire protection;
- Replacement of all exterior windows; and
- Renovation of all interior spaces and construction of 120 dwelling units.

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

- Overbuild demolition: from October, 2018 to January, 2019;
- Concrete construction: from November, 2018 to May, 2019;
- Building envelope phase: from March, 2019 to October, 2019; and
- Interior finishes stage: from December, 2018 to May, 2019.

Construction staging operations on Granby Street, abutting the site currently take place within the existing boulevard allowance and a portion of the westbound lane. The proposed construction staging area is utilized for construction material deliveries by large trucks, construction material storage and a man and material hoist.

Granby Street, between Church Street and Mutual Street is a local roadway and operates one-way westbound. There is no TTC service provided on Granby Street.

The existing parking regulations on the subject section of Granby Street are as follows:

North side

- No parking, anytime, a point 36.6 metres east of Church Street and Mutual Street.

South side

- Parking machine, from 8:00 a.m. to 7:00 p.m., Monday to Saturday; and from 1:00 p.m. to 7:00 p.m., Sunday, between Mutual Street and Church Street; and
- Permit parking, from 7:00 a.m. to 7:00 p.m., daily, between a point 37 metres east of Church Street and Mutual Street.

Currently, a 2.1 metre wide portion of the westbound lane and sidewalk on the north side of Granby Street, between Church Street and point 37 metres further east, is closed to accommodate construction staging operations for the development. Pedestrians are directed to a 1.5 metre wide covered and protected walkway with the closed portion of the westbound lane. The remaining pavement width of 3.7 metres will maintain the existing one-way westbound traffic operation on Granby Street.

To enhance traffic flow around the construction staging area, stopping is prohibited on the north side of Granby Street, between Church Street and a point 41 metres east. Also, stopping will be prohibited on the south side of Granby Street, between Church Street and a point 37 metres east.

The construction staging area on Granby Street has resulted in the removal of two on-street parking machine spaces located on the south side of Granby Street. The removal of two parking machine spaces is not expected to have a significant impact on the parking supply in the area. The developer will be responsible for paying the lost revenue of the parking machine spaces on Granby 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 extension of construction staging area on Granby Street is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Turner Construction Company, has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Councillor Kristyn Wong-Tam has been advised of the recommendations of this staff report.

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SIGNATURE

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ATTACHMENTS

1. Drawing No. 421G-3208, dated November 2018

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