



REPORT FOR ACTION

Construction Staging Area – 48 Power Street

Date: January 28, 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.

Tucker HiRise, is constructing a 23-storey residential condominium building with 522 units, together with ground floor retail, and a 3 level underground parking facility at 48 Power Street. The site is bounded by Adelaide Street East to the south, Richmond Street East to the north, Power Street to the east and Parliament Street to the west.

Transportation Services is requesting approval to close the sidewalk and the southbound parking lane on the west side of Power Street for a period of 23 months. Pedestrian movements will be accommodated on the east side of Power Street as there is no pedestrian generators on the west side.

RECOMMENDATIONS

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

1. Toronto and East York Community Council approve the closure of the sidewalk and the southbound parking lane on the west side of Power Street from Richmond Street East to Adelaide Street East, from February 20, 2019 to January 31, 2021.
2. Toronto and East York Community Council amend the existing parking regulation in effect from 12:01 a.m. to 10:00 a.m., Monday to Friday, and from 12:01 a.m. to 7:00 a.m., Saturday and Sunday, on the (even side) west side of Power Street from King Street East to Queen Street East, to exclude the section between Adelaide Street East and Richmond Street East.
3. Toronto and East York Community Council prohibit stopping at all times on the west side of Power Street, from Adelaide Street East to Richmond Street East.

4. 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.
5. 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.
6. Toronto and East York Community direct that Power Street be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Tucker HiRise, 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 \$250 000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued May 7, 2018, in relation to Board Case No. PL160543, authorized an amendment to Zoning By-Law No. 438-86 and 569-2013 to rezone lands respecting 48-53 Power Street, to permit the development of a mixed-use residential building comprised of two towers OMB File No. PL160543.

COMMENTS

A mixed-use development consisting of a 23-storey residential building will be constructed by Tucker HiRise at 48 Power Street. The site is bounded by Adelaide Street East to the south, Richmond Street East to the north, Power Street to the east and Parliament Street to the west.

The development, in its completed form, will consist of 522 units, together with ground floor retail, and a 3 level underground parking facility at 48 Power Street. Based on the information provided by the applicant, the entire development will be excavated from lot line to lot line. In order to continue with the construction of the development, the construction staging area will be set up within the road right-of-way on the west side of Power Street.

By way of background, the original option for the construction staging area for the subject development also included lane occupation on Adelaide Street East as well as on Richmond Street East for a period of 25 months. In order to minimize the impact on all road users, the applicant has revised the location of the construction staging area onto to Power Street only.

The following parking and stopping regulation are in effect on the subject section of Power Street:

East and West Side

Parking by permit only regulation in effect from 12:01 a.m. to 10:00 a.m., Monday to Friday, and from 12:01 a.m. to 7:00 a.m., Saturday and Sunday, exists on both sides of the majority of Power Street from King Street East to Queen Street East including the area between Adelaide Street East and Richmond Street East. The permit parking will remain on the east side.

The proposed construction staging area will result in the removal of six "Permit Parking" spaces on the west side of Power Street. Permit Parking Staff, have been consulted and they have no issues with the reallocation of these six spots as ample permit parking exists on this street.

To enhance traffic flow around the work zone, stopping will be prohibited at all times on the west side of Power Street, from Adelaide Street East and Richmond Street East.

Construction staging operations for the development will take place within the existing sidewalk and southbound parking lane on the west side of Power Street, from Adelaide Street East and Richmond Street East.

Finally, a review of the City's five year Major Capital Works Program indicates that in 2019, the proposed construction staging area on Power Street is not expected to conflict with the planned capital works project.

Transportation Services is satisfied that Tucker HiRise, has looked at all options to alleviate congestion at this location.

Councillor Wong-Tam's office 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

1. Drawing No. 421G-3213, dated November 2018

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