

Construction Staging Area – 20 Edward Street

Date: January 28, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 11, University-Rosedale

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.

Lifetime Developments is constructing a 30-storey condominium at 20 Edward Street. The site is bounded by a public laneway to the north, existing commercial uses (6 - 10 Edward Street) to the east, Edward Street to the south and existing residential (633 Bay Street) uses to the west.

Transportation Services is requesting approval to close the north sidewalk and a portion of the westbound lane on Edward Street abutting the north side of the site for a period of 36 months to accommodate a construction staging operations. Pedestrian operations on Edward Street will be maintained within the closed portion of the curb lane.

RECOMMENDATIONS

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

1. Toronto and East York Community Council approve the closure of the north sidewalk and a 2.4 metre wide portion of the westbound curb lane on Edward Street, between a point 42 metres west of Yonge Street and a point 75 metres further west, from February 21, 2019 to February 28, 2022.
2. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the north side of Edward Street, from a point 32 metres west of Yonge Street to a point 118 metres further west.
3. Toronto and East York Community Council prohibit stopping at all times on the north side of Edward Street, from a point 32 metres west of Yonge Street to a point 118 metres further west.

4. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday, and 1:00 p.m. to 9:00 p.m., Sunday, on the south side of Edward Street, between a point 36 metres west of Yonge Street and a point 88 metres further west.
5. Toronto and East York Community Council prohibit stopping at all times on the south side of Edward Street, from a point 36 metres west of Yonge Street to a point 88 metres further west.
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 that Edward 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. Lifetime Developments 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 Edward Street and the public laneway, these fees will be approximately \$1,314,000.00.

DECISION HISTORY

The Ontario Municipal Board approved the rezoning application on September 12, 2017. The associated by-law are unavailable at the time of this report.

COMMENTS

A mixed-use development consisting of a 30-storey residential condominium building will be constructed by Lifetime Developments at 20 Edward Street. The site is bounded by a public laneway to the north, existing commercial uses (6 - 10 Edward Street) to the east, Edward Street to the south and existing residential (633 Bay Street) uses to the west.

The development, in its completed form, will consist of 560 dwelling units with a ground floor retail. A four level underground parking will be constructed with permanent access from Edward Street.

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

- Excavation and shoring: from August, 2018 to February, 2019;
- Below grade formwork: from February, 2019 to October, 2019;
- Above grade formwork: from October, 2019 to September, 2021;
- Building envelope phase: from July, 2020 to January, 2022; and
- Interior finishes stage: from August, 2020 to April, 2022.

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts of the construction on all road users. Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to a depth of 16.8 metres. Several options were explored by the developer to setup a construction staging area for the development.

Edward Street, in the vicinity of the site, is an east-west local roadway and consists of a two-lane cross-section with an average pavement width of 10.8 metres. There is no TTC service provided on the subject section of Edward Street.

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

North Side

- No parking, anytime between Yonge Street and Bay Street.

South Side

- Parking machine, from 8:00 a.m. to 9:00 p.m., Monday to Saturday and from 1:00 p.m. to 9:00 p.m., Sunday, between Bay Street and Yonge Street.

Subject to approval, a 2.4 metre wide portion of the westbound lane and sidewalk on the north side of Edward Street, between a point 42 metres west of Yonge Street and a point 75 metres further west, will be closed to accommodate construction staging operations for the development. Pedestrians will be directed to a protected 1.5 metres covered walkway within the closed portion of the westbound lane. The remaining road width of 8.2 metres will maintain two-way traffic operations on Edward Street.

The subject construction staging area will result in the removal of eight parking spaces located on the south side of Edward Street. The will be removed to facilitate construction vehicles accessing and egressing the site and prevent any potential conflicts with the on-street parked vehicles. Lifetime Developments will be responsible for the lost revenue of these eight parking machine spaces.

To enhance traffic flow around the construction staging area, stopping will be prohibited during all times on the north side of Edward Street, between a point 32 metres west of Yonge Street and a point 118 metres further west. On the south side of Edward Street, stopping will be prohibited between a point 36 metres west of Yonge Street and a point 88 metres further west.

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

Finally, a review of the City's five-year major capital works program was undertaken to identify any conflicts between the proposed construction staging areas and planned capital works projects in the area. The review of the Program at the time of this report indicates that in year 2020, Underground Civil and Electrical project is planned on Edward Street, between Yonge Street and Bay Street. The exact dates of the planned capital works projects were not available at the time of this report. The applicant has advised that development the site will accommodate the capital works project activities to avoid any conflicts.

Councillor Mike Layton's office has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

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ATTACHMENTS

1. Drawing No. 421G-3262, dated January 2019

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