

Construction Staging Area – Victoria Street (15 Shuter 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.

EllisDon Corporation is redeveloping the existing heritage building at 15 Shuter Street, commonly known as "Massey Hall". The redevelopment will consist of interior and exterior renovations to the existing building, as well as construction of a 9-storey commercial building adjoining the rear part of the building.

The site is located on the south-west corner of Victoria Street and Shuter Street. The redevelopment is currently in progress, operating under a monthly Street Occupation Permit.

Transportation Services is requesting approval to close a portion of the southbound lane on the west side of Victoria Street abutting the site to facilitate the redevelopment. The proposed construction staging area is being requested for a period of 12 months.

RECOMMENDATIONS

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

1. Toronto and East York Community Council approve the closure of a 3.0 metre wide portion of the southbound lane on the west side of Victoria Street, between Shuter Street and a point 55.5 metres south, from March 5, 2019 to March 5, 2020.
2. Toronto and East York Community Council rescind the existing commercial loading zone regulation in effect at all times on the west side of Victoria Street, between a point 42 metres south of Shuter Street and a point 33 metres further south.

3. Toronto and East York Community Council rescind the existing stopping prohibition in effect at all times on the west side of Victoria Street, between a point 20 metres south of Shuter Street and a point 45.2 metres further south.
4. Toronto and East York Community Council prohibit stopping at all times on the west side of Victoria Street, between Shuter Street and a point 75 metres south.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. Toronto and East York Community Council direct that Victoria 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. EllisDon Corporation 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 \$206,000.00.

DECISION HISTORY

City Council, at its meeting on February 19 and 20, 2014, adopted Item TE29.7 of the Toronto and East York Community Council to amend Zoning By-law No. 1349-2013 for the lands at 15 Shuter Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE29.7>

COMMENTS

The renovation of the heritage building at 15 Shuter Street has been undertaken by EllisDon Corporation. The project site is bounded by Shuter Street to the north, Victoria Street to the east, an existing commercial building (156-160 Victoria Street) to the south and St. Enoch's Square to the west.

The redevelopment of the site is currently in progress. Based on the information provided by the developer and at the time of this report, interior demolition of the structure has been completed. This will be followed by further interior renovations and construction of the new 9-storey commercial building. It should be noted that the substructure of the aforementioned building is complete, thus no excavation is required.

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

- Interior Demolition: from October, 2018 to January, 2019;
- Above grade formwork: from October, 2018 to July, 2019;
- Building envelope phase: from March, 2019 to December, 2019; and
- Interior finishes stage: from July, 2019 to February, 2020.

Due to unavailability of space within the site, additional space within the adjacent road right-of-way is required to accommodate construction staging operations for the development. The proposed construction staging area is utilized for construction material deliveries by large trucks and construction material storage.

Victoria Street, in the vicinity of the site, is a north-south collector roadway and consists of a four-lane (two northbound and two southbound) cross-section. There is currently no TTC service provided on the subject section of Victoria Street. However, TTC streetcar track allowance is located in the median lanes of Victoria Street.

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

East side

- Stands for taxicabs, anytime between a point 42 metres south of Shuter Street and a point 18 metres further south;
- No standing, anytime, between Shuter Street and a point 26 metres south; and
- No standing, anytime, between a point 26 metres south of Shuter Street and a point 16 metres further south.

West side

- Commercial loading zone, anytime", between a point 42 metres south of Shuter Street and a point 80 metres further south; and
- No stopping, anytime, between a point 20 metres south of Shuter Street and a point 45.2 metres further south.

Currently, a 3.0 metre wide portion of the southbound lane on the west side of Victoria Street, between Shuter Street and point 55.5 metres south, is closed to accommodate construction staging operations for the development. With the proposed construction staging area in place, Victoria Street, in the immediate vicinity of the site, operates as one southbound lane and two northbound lanes. Pedestrian movements are accommodated in a covered protected walkway within the sidewalk on the west side of Victoria Street. Pedestrian operations on the east sidewalk are maintained.

To enhance traffic flow around the construction staging area, stopping is prohibited on the west side of Victoria Street, between Shuter Street and a point 75 metres south.

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 briefing note indicates that in year 2020, Underground Civil and Electrical project is planned on Victoria Street, between Dundas Street East and Richmond Street East. In addition, a TTC Streetcar Track Replacement project is planned on Victoria Street, between Dundas Street East and Queen Street East. The exact dates of the planned capital works projects were not available at the time of this report. In the event of any conflict with the planned capital works projects, the developer has been advised that the proposed construction staging areas will need to be modified or removed to accommodate the capital works project activities.

Through ongoing dialogue with the developer, Transportation Services is satisfied that EllisDon Corporation 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.

CONTACT

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SIGNATURE

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ATTACHMENTS

1. Drawing No. 421G-3187, dated October 2018

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