

Construction Staging Area Time Extension – Bathurst Street (578 Front Street West)

Date: April 1, 2019.
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 10, Trinity-Spadina

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Bathurst Street, City Council approval of this report is required.

A mixed-use building consisting of four residential buildings is currently being constructed by Bathurst and Front Development Ltd. at the lands municipally known as 578 Front Street West. The site is bounded by Niagara Street to the north, existing residential uses (560 Front Street West) to the east, Front Street West to the south and Bathurst Street to the west.

Temporary 30 day permits were provided by to the site during the election break of 2018.

A construction staging area for the development has been setup within the east sidewalk and a portion of the northbound curb lane on Bathurst Street abutting the site. City Council, at its meeting on October 5, 2016, approved the subject construction staging area on Bathurst Street, from September 8, 2016 to July 31, 2018. 2018).

Construction staging area for the development has been setup within the east sidewalk and a portion of the northbound curb lane on Bathurst Street abutting the site. City Council, at its meeting on October 5, 2016, approved the subject construction staging area on Bathurst Street, from September 8, 2016 to July 31, 2018. Transportation Services is requesting approval to extend the duration of the subject construction staging area for a period of 5 months (i.e. August 1, 2018 to December 31, 2018). Transportation Services is requesting this construction staging be extended from May 31, 2019 to June 30, 2019.

The construction staging operations for the development also take place on the north side of Front Street West and south side of Niagara Street abutting the site. Matters related to the existing construction staging areas on Front Street West and Niagara Street will be discussed in a companion report "Construction Staging Area Time Extension - 578 Front Street West and Niagara Street" requiring Toronto and East York Community Council approval.

RECOMMENDATIONS

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

Bathurst Street:

1. City Council approve the continuation of the closure of the east sidewalk and a portion of the northbound curb lane on Bathurst Street, between Front Street West and a point 71.0 metres north, from May 31, 2019 to June 30, 2019.
2. City Council approve the continuation of stopping prohibition at all times on the east side of Bathurst Street, between Front Street West and a point 87.5 metres north, from May 31, 2019 to June 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 Bathurst 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. Bathurst and Front Development Ltd. 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 closure, these fees will be approximately \$9,314.32.

DECISION HISTORY

City Council, at its meeting on October 5, 6 and 7 2016, adopted Toronto And East York Community Council Item TE18.52 and in so doing, approved the closure of the east sidewalk and a portion of the northbound lane on Bathurst Street, from September 8, 2016 to July 31, 2018.

COMMENTS

A mixed-use development consisting of four residential buildings is currently being constructed by Bathurst and Front Development Ltd. at the lands municipally known as 578 Front Street West. The site is bounded by Niagara Street to the north, existing

residential uses (560 Front Street West) to the east, Front Street West to the south and Bathurst Street to the west.

The development, when completed, will consist of four multi-storey residential buildings containing approximately 1191 dwelling units along with ground level retail uses and a three-level underground parking garage. The four residential buildings are located at each corners of the site and joined by a central outdoor amenity area.

Based on the information provided by the developer and at the time of this report, concrete work at the upper levels of the residential buildings located in the south-east and south-west corners of the site is currently being undertaken. Window installation for these buildings is also underway and has been completed up to the 6th floor. Occupancy of these buildings is targeted between February 2019 and April 2019.

In regards to residential buildings located in the north-east and north-west corners of the site, work is currently being undertaken at the 12th floor. The residential buildings in the north-east and north-west corners of the site are scheduled to be completed in April and June 2019, respectively. Occupancy of these buildings is targeted in July 2019.

Construction staging operations for the development take place within the road right-of-way on the east side of Bathurst Street, north side of Front Street West and south side of Niagara Street abutting the site. Matters related to the existing construction staging areas on Front Street West and Niagara Street require approval from the Toronto and East York Community Council and will be discussed in a companion report "Construction Staging Area Time Extension - 578 Front Street West and Niagara Street". Therefore, only matters related to the construction staging area on Bathurst Street are discussed in this report.

The construction staging area on Bathurst Street abutting the site was approved by the City Council from September 8, 2016 to July 31, 2018 and includes closure of the east sidewalk and a portion of the northbound curb lane.

With the existing construction staging area in place, Bathurst Street, in the immediate vicinity of the site, operates as two northbound lanes and two southbound lanes. Pedestrian movements on the east side of Bathurst Street have been maintained in a covered and protected walkway and pedestrian movements on the west side of Bathurst Street remain unchanged.

TTC service on the subject section of Bathurst Street is provided by the "511 Bathurst" streetcar, which operates in the median lanes on a shared right-of-way with general traffic. The TTC streetcar service on Bathurst Street remains unaffected.

The developer has requested an extension of the duration of the existing construction staging area on Bathurst Street in order to complete construction of the development. Based on the information provided by the developer, the site has experienced construction delays due to issues related to procurement and installation of windows and labour shortage.

The subject construction staging area on Bathurst Street is being used to accommodate construction material deliveries by concrete trucks and large tractor-trailer units and is essential to continue with construction of the development. The remaining construction activities requiring existing right-of-way occupation on Bathurst Street will be completed by December 31, 2018. Consequently, the duration of the existing construction staging on Bathurst Street has been requested to be extended by 5 months (i.e. August 1, 2018 to December 31, 2018).

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

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

CONTACT

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SIGNATURE

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ATTACHMENTS

Drawing No. 421G-3000 dated May 2018

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