

Construction Staging Area - 171 East Liberty Street

Date: April 1, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward10, Spadina-Fort York

SUMMARY

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

A 28-storey condominium building is currently being constructed by Lifetime Developments at 171 East Liberty Street. The site is bounded by East Liberty Street to the north, existing commercial (Lifetime) property to the west, private laneways to the east and south.

A construction staging area for the development will be set up within the south sidewalk and a portion of the eastbound lane on the south side of East Liberty Street abutting the site. A protected public walkway will be provided within a portion of the eastbound curb lane on East Liberty Street fronting the site.

Transportation Services is requesting closure of a portion of the eastbound lane on East Liberty Street for construction staging for a period of 31 months, from May 15, 2019 to December 31, 2021.

RECOMMENDATIONS

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

1. City Council approve the closure of the sidewalk and 3 metres of the curb lane on East Liberty Street between Lynn Williams Street and a point 102 metres east and the provision of a covered public sidewalk within the closed eastbound lane, from May 15, 2019 to December 31, 2021.
2. City Council rescind the existing standing prohibition in effect at all times on the south side of East Liberty Street, between Lynn Williams Street and a point 102 metres east from May 15, 2019 to December 31, 2021.

3. City Council prohibit stopping at all times on the south side of East Liberty Street between Lynn Williams Street and a point 102 metres east, from May 15, 2019 to December 31, 2021.
4. City Council direct the applicant to 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.
5. City Council direct the applicant to work with STEPS Initiative 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. City Council direct that East Liberty Street be returned to its pre-construction when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Lifetime Developments will be 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 \$224,391.95.

DECISION HISTORY

City Council, at its meeting on July 8, 9, 10 and 11, 2014, adopted as amended, Item PG34.2 and in so doing approved the Zoning By-Law Amendment as per Attachment 5 to the report, May 22, 2014 from the Chief Planner and Executive Direction of City Planning.

COMMENTS

A residential condominium development consisting of a 28-Story (Liberty Market Tower Project) is currently being constructed by Lifetime Developments at 171 East Liberty Street. The site is bounded by East Liberty Street to the north, private laneways to the east and south and a neighbouring property owner by Lifetime Developments to the west. Due to this, East Liberty Street is the only option for Construction Staging.

The development, when completed, will consist of approximately 278 residential units and a three-level underground parking garage. Future access to the development will be from a driveway access from a shared laneway south of the building.

Major construction activities and timelines are described below:

- Excavation and Shoring, July 2018 to February 2019;
- Below-Grade Construction, February 2019 to September 2019;
- Above-Grade Construction, October 2019 to December 2021.

The proposed construction staging area for the development will be set up in the south sidewalk and a portion of the eastbound lane on East Liberty Street fronting the site. With the proposed construction staging area in place, two-way traffic operations on East Liberty Street will be maintained. A covered and protected 1.7 metre wide walkway will be installed in the closed portion of the eastbound lane to maintain pedestrian movements on the south side of East Liberty Street.

Based on information from the developer, the proposed construction staging area will be utilized for delivery of material, temporary material storage, construction offices and worker facilities. All activity for the site will be confined to the enclosed construction staging area ensuring safe public direction past the construction site.

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 East Liberty 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-3226, dated January 2019

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Construction Staging Area Time Extension - 171 East Liberty Street

