

Construction Staging Area – 75 The Esplanade (Church Street)

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

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.

Transportation Services is requesting approval to close the west sidewalk and curb lane on Church Street for a period of 16 months.

Harhay Construction Management Ltd. is building a 29-storey condominium with a total of 308 units, together with ground floor retail and three level underground parking. The site is located on the West side of Church Street, between The Esplanade on the north side and a private lane on the south side. To enable construction, the applicant requires the aforementioned closures.

RECOMMENDATIONS

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

1. City Council approve the closure of the west sidewalk and southbound parking lane on Church Street, from The Esplanade and a point 49 metres further south of Church Street, from April 29, 2019 to August 31, 2020.
2. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the east side of Church Street, from The Esplanade to the south end of Church Street.
3. Toronto and East York Community Council resend the existing parking prohibition in effect at all times on the west side of Church Street, from The Esplanade to a point 30.5 metres south and from a point 41.5 metres south of The Esplanade to the south end of Church Street.

4. Toronto and East York Community Council rescind the existing car-share vehicle parking area on the west side of Church Street, from a point 30.5 metres south of The Esplanade to a point 11 metres further south (see below for agreement with Enterprise CarShare)

5. Toronto and East York Community Council prohibit stopping at all times on both sides of Church Street, from the Esplanade to the south end of Church Street.

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 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 direct that Church Street be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Harhay Construction Management 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 term of the closure, these fees will be approximately \$295,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its decision issued on January 3, 2017, in relation to Board Case No. PL170588, authorized an amendment to Zoning By-law No. 569-2013, for the lands municipally known as 75 The Esplanade

COMMENTS

Development Proposal

Harhay Construction Management Ltd. is building a 29-storey condominium with a total of 308 units, together with ground floor retail and three level underground parking. The site is located on the west side of Church Street, between The Esplanade on the north side and a private lane on the south side. The applicant requires a construction staging area within the road allowance on the west side of Church Street.

Construction Activities:

Construction of the development will be undertaken in several phases. Major construction phases and associated timeline are described below:

- Excavation and shoring phase: September 2018 to December 2018;
- Concrete work phase: December 2018 to July 2020;
- Building envelope phase: April 2020 to October 2020; and
- Interior finishes phase: August 2019 to August 2020.

Construction Staging Areas:

Church Street, in the vicinity of the site, operates as a two way north and southbound local roadway. There is no TTC service on the subject section of Church Street. Church Street just south of the development is a dead end leading in to private lane on the west side, Green P parking at the south end and Conger Coal Lane on the east side.

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

East Side:

"No Parking Anytime" from The Esplanade to the south end of Church Street.

West Side:

"No Parking Anytime" from The Esplanade to a point 30.5 metres south and from a point 41.5 metres south of The Esplanade to the south end of Church Street.

Car-share vehicle parking area for two vehicles from a point 30.5 metres south of the Esplanade to a point 11 metres further south.

Harhay Construction Management Ltd. through negotiation has come to an agreement with Enterprise CarShare that Harhay Construction Management Ltd., will reimburse Enterprise CarShare for all parking permit fees as required for the loss of the car-share parking area for the duration of the construction staging project.

Construction staging operations for the development are requested to take place within the west sidewalk and a combined 9.1 metre-wide portion of the southbound parking lane. The subject construction staging area will be utilized to accommodate construction material deliveries by the tractor-trailer units and concrete trucks in a very short length (51.9 metres).

Traffic Impacts:

With the proposed construction staging area, Church Street, in the immediate vicinity of the site, will continue to operate as one-lane in each direction (north and southbound) with a road width of 10.2 metres. Pedestrian operations on Church Street, abutting the site, will be directed to use the east side sidewalk.

Finally, a review of the City's five-year major capital works program indicates that there are no capital works projects planned on the subject section of Church Street. Therefore, the proposed construction staging area on Church Street is not expected to conflict with the City's capital works projects.

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

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

CONTACT

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SIGNATURE

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ATTACHMENTS

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