

Construction Staging Area Time Extension – Church Street (70-72 Carlton Street)

Date: April 1, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 13, Toronto Centre - Rosedale

SUMMARY

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

Tribute Communities is constructing a 41-storey mixed-use development at 70-72 Carlton Street and 403 Church Street. The site is located in the north-east quadrant of Carlton Street and Church Street. The sidewalk and a portion of the northbound curb lane on the east side of Church Street fronting the site are currently closed to accommodate construction staging operations for the development.

Toronto and East York Committee Council, at its meeting on May 2, 2017, approved the subject construction staging area on Church Street, from June 1, 2017 to May 31, 2019. Transportation Services is requesting approval to extend the duration of the construction staging area on Church Street for an additional 18 months (i.e. from June 1, 2019 to November 30, 2020), in order to complete the construction of the development.

The developer has requested an extension of the duration of the construction staging area on Church Street, in order to complete the construction of the development. Based on the information provided by the developer, site has experienced a number of construction delays due to inclement weather and an extended amount of time redesigning the substructure and construction four additional levels.

RECOMMENDATIONS

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

1. Toronto and East York Committee Council approve the continuation of the closure of the sidewalk and the northbound curb lane on Church Street, between Carlton Street and a point 50.5 metres north, from June 1, 2019 to November 30, 2020.

2. Toronto and East York Committee 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.
3. Toronto and East York Committee 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.
4. Toronto and East York Committee Council direct that Church 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. Tribute Communities 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 Church Street these fees will be approximately \$163,000.00.

DECISION HISTORY

Toronto and East York Committee Council, at its meeting on May 2, 2017, adopted as amended Item TE24.45 and in so doing, approved the closure of the east sidewalk and northbound curb lane on Church Street, between Carlton Street and a point 50.5 metres north, from June 1, 2017 to May 31, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE24.45>

COMMENTS

Development Proposal

A mixed-use development consisting of a 41-storey residential condominium building is currently being constructed by Tribute Communities at 70-72 Carlton Street. The site is bounded by a residential development (411 Church Street) to the north, existing residential uses to the east, Carlton Street to the south and Church Street to the west.

The development in its completed form, will consist of 537 dwelling units with a ground floor retail. A five-level underground parking garage will be constructed with permanent access from Church Street.

Based on the information provided by the developer and at the time of this report, the development has been constructed to 18-storesys.

Construction Staging Areas

With the current construction staging area in place, Church Street in the immediate vicinity of the site operates as one northbound and two southbound lanes. The east sidewalk on Church Street abutting the site is closed for pedestrian movements. Pedestrians are directed to the west sidewalk on Church Street. However, beginning on May 1, 2020, an alternate protected pedestrian walkway will be provided within the site, adjacent to the existing construction staging area.

To enhance traffic flow around the subject construction staging area, a stopping prohibition is in effect on the east side of Church Street, adjacent to the construction staging area.

Time Extension

A time extension for the existing construction staging area on Church Street is being requested to continue with above-grade construction of the development.

Based on the information provided by the developer, the project has experienced a number of construction delays, which are listed below:

- A redesign of the building consisting of an additional four levels to the building, modifications to the foundations and the layout of the parking garage;
- Additional time duration required to construct the additional four levels; and
- Inclement weather and equipment breakdown or malfunction.

In view of the above, a time extension of the existing construction staging area on Church Street is being requested for a period of 18 months (i.e. June 1, 2019 to November 30, 2020).

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 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 Tribute Communities has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Councillor Kristyn Wong-Tam's office has been advised of the recommendations of this staff report.

CONTACT

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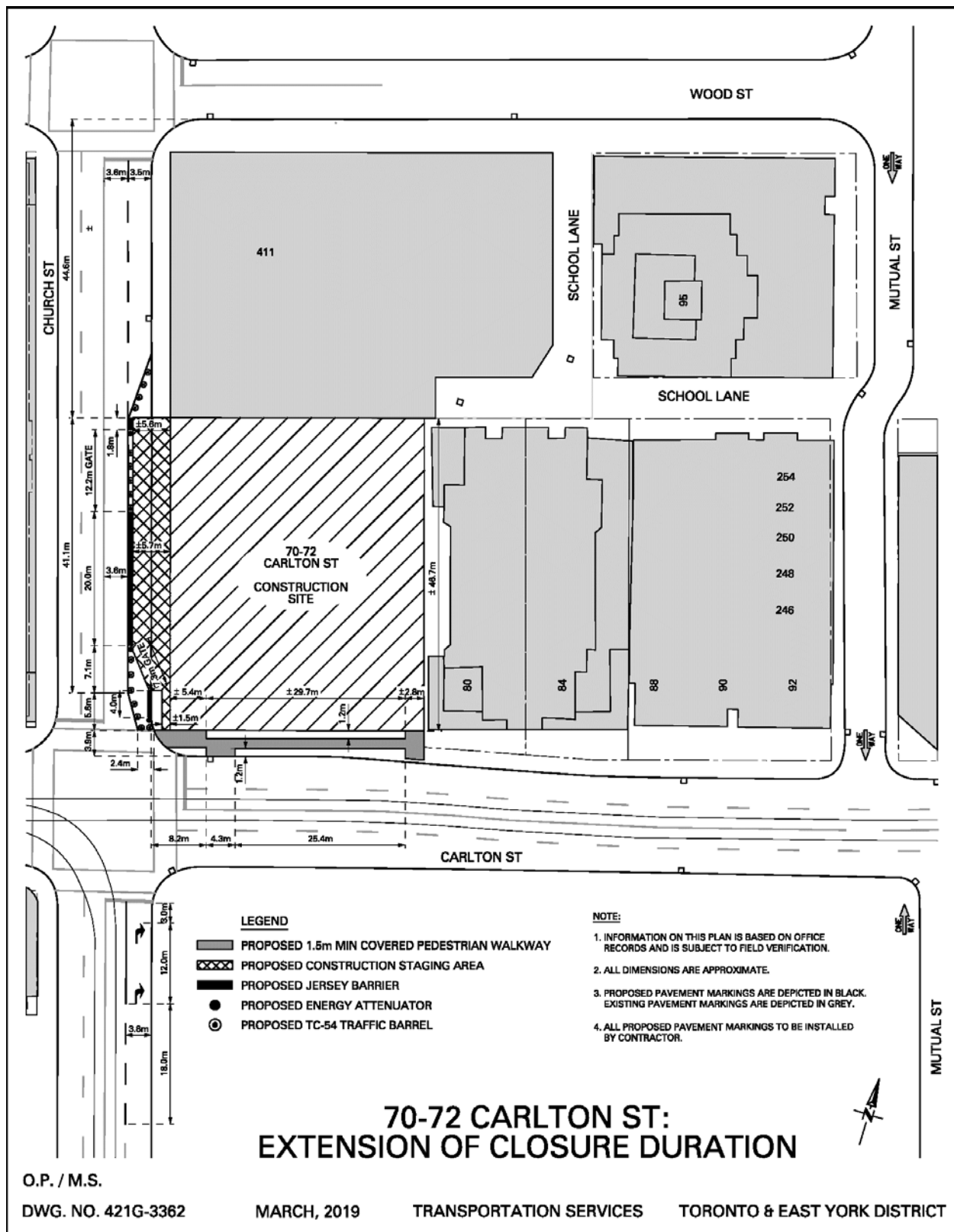
SIGNATURE

Roger Browne, M.A.Sc., P.Eng.,
Acting Director
Traffic Management,
Transportation Services

ATTACHMENTS

Drawing No. 421G-3362 dated March, 2019

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