

Construction Staging Area Time Extension – 578 Front Street West and Niagara Street

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

SUMMARY

This staff report is also 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.

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.

Construction staging areas for the development have been setup within the north sidewalk and a portion of the westbound curb lane on Front Street West and the south sidewalk and a portion of the eastbound lane on Niagara Street abutting the site. Toronto and East York Community Council, at its meeting on September 7, 2016, approved the subject construction staging areas on Front Street West and Niagara Street, from September 8, 2016 to July 31, 2018 and from September 8, 2016 to October 31, 2018, respectively.

Transportation Services is requesting approval to extend the duration of the existing construction staging area on Front Street West from May 31, 2019 to June 30, 2019. Also, approval is being requested to extend the duration of the existing construction staging area on Niagara Street from May 31, 2019 to June 30, 2019).

A construction staging area for the development has also been setup within the east sidewalk and a portion of the northbound curb lane on Bathurst Street abutting the site. Matters related to the existing construction staging on Bathurst Street will be discussed in a companion report, Bathurst Street (578 Front Street West) requiring City Council approval.

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).

Consequently, the duration of the existing construction staging on Bathurst Street has been requested to be extended from May 31, 2019 to June 30, 2019.

RECOMMENDATIONS

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

1. Toronto and East York Community Council approve the continuation of the closure of the north sidewalk and a portion of the westbound curb lane on Front Street West, between Bathurst Street and a point 114.9 metres further east, from June 1, 2019 to June 30, 2019.
2. Toronto and East York Community Council approve the continuation of the closure of the south sidewalk and a portion of the curb lane on Niagara Street, between Bathurst Street and a point 102 metres east, from June 1, 2019 to June 30, 2019.
3. Toronto and East York Community Council approve the continuation of the stopping prohibition in effect at all times on both side of Front Street West, between Bathurst Street and a point 129.5 metres east, from June 1, 2019 to June 30, 2019.
4. Toronto and East York Community Council approve the continuation of the stopping prohibition in effect at all times on both sides of Niagara Street, between Bathurst Street and a point 118 metres east, from June 1, 2019 to June 30, 2019.
5. 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.
6. 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.
7. Toronto and East York Community Council direct the applicant to continue securing off-street parking spaces in sufficient number to replace the on-street permit parking spaces that were displaced by these construction staging areas.
8. Toronto and East York Community Council direct the applicant to continue making the replacement spaces available to all 6E on-street parking permit holders, and prominently posting directions for permit holders at the location of the displaced on-street spaces.

9. Toronto and East York Community Council direct that Front Street West be returned to its pre-construction traffic and parking regulations when the project is complete.

10. Toronto and East York Community Council direct that Niagara 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., are 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 \$23,914.88.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on September 7, 2016, adopted as amended, Item TE18.54 and approved the closure of the north sidewalk and a portion of the westbound curb lane on Front Street West, from September 8, 2016 to July 31, 2018. Also, closure of the south sidewalk and a portion of the eastbound lane on Niagara Street abutting the site was approved from September 8, 2016 to October 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 April 2019 and October 2019.

In regards to the 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 north side of Front Street West, south side of Niagara Street and east side of Bathurst Street abutting the site. Matters related to the existing construction staging areas on Bathurst Street require approval from the City Council and will be discussed in a companion report "Construction Staging Area Time Extension - Bathurst Street (578 Front Street West)". Therefore, only matters related to the construction staging areas on Front Street West and Niagara Street are discussed in this report.

The construction staging area on Front Street West abutting the site was approved by the Toronto and East York Community Council from September 8, 2016 to July 31, 2018 and includes closure of the north sidewalk and a portion of the westbound curb lane. Additionally, the construction staging area on Niagara Street abutting the site was approved by the Toronto and East York Community Council from September 8, 2016 to October 31, 2018 and includes closure of the south sidewalk and a portion of the eastbound lane.

With the existing construction staging area in place, Front Street West, in the immediate vicinity of the site, operates as two eastbound lanes and two westbound lanes. There is no TTC service on the subject section of Front Street West. Additionally, Niagara Street, between Bathurst Street and Portland Street, operates one-way eastbound. With the existing construction staging area in place, one-way eastbound traffic operations on Niagara Street have been maintained. There is no TTC service on Niagara Street.

The developer has requested an extension of the duration of the existing construction staging areas on Front Street West and Niagara 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 existing construction staging area on Front Street West is being used to accommodate construction material deliveries by concrete trucks and large tractor-trailer units for the residential buildings located in the south-east and south-west corners of the site. The subject construction staging area is also being used to hoist landscape material needed to construct the outdoor amenity area. Additionally, the existing construction staging area on Niagara Street is being used to accommodate construction material deliveries and storage for the residential buildings located in the north-east and north-west corners of the site. These construction staging areas are essential to continue with construction of the development.

The remaining construction activities requiring existing right-of-way occupation on Front Street West will be completed by December 31, 2018. Additionally, the right-of-way occupation on Niagara Street will be required till June 30, 2019 to facilitate completion of the north-east and north-west residential buildings.

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 Front Street West and Niagara Street are 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.

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SIGNATURE

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ATTACHMENTS

Drawing No. 421G-2999, dated May, 2018

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