

Construction Staging Area – 177 Front Street East

Date: February 28, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 13, Toronto-Centre

SUMMARY

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

Saddlebrook Management Consultants Inc., is constructing a 30-storey mix-use condominium building with 1531 units, with one level underground parking facility at 177 Front Street East. The site is bounded by The Esplanade to the south, Front Street East to the north, Princess Street to the east and Lower Sherbourne Street to the west.

Transportation Services is requesting approval to close the sidewalk and the southbound parking lane on the west side of Princess Street for a period of 47 months. Pedestrian movements will be accommodated on the east side of Princess Street as there are no pedestrian generators on the west side.

RECOMMENDATIONS

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

1. City Council approve the closure of the sidewalk and the southbound parking lane on the west side of Princess Street from Front Street East to 20 metres north of The Esplanade, from March 29, 2019 to January 31, 2023.
2. City Council rescind the existing permit parking regulation in effect from 2:00 a.m. to 7:00 a.m. on the (even side) west side of Princess Street, from The Esplanade to Front Street East.
3. City Council rescind the existing two-hour maximum parking limit in effect from 8:00 a.m. to 6:00 p.m. on the (even side) west side of Princess Street from The Esplanade to Front Street East.
4. City Council rescind the existing parking machine regulation in effect for, 8:00 a.m. to 9:00 p.m., and from Monday to Saturday; 1:00 p.m. to 9:00 p.m., Sunday, on the west side of Princess Street, between Front Street East and The Esplanade.

5. City Council prohibit stopping at all times on the west side of Princess Street, from Front Street East to The Esplanade.
6. City 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. City Council 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. City Council direct the applicant to sweep the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.
9. City Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
10. City Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.
11. City Council direct the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
12. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
13. City Council direct that Princess Street be returned to its pre-construction parking regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Saddlebrook Management Consultants Inc. 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 \$480,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued June 28, 2018, in relation to Board Case No. PL140323, authorized an amendment to Zoning By-law No. 438-86 to rezone lands respecting 177-197 Front Street East, 15-21 Lower Sherbourne Street and 200 The Esplanade to permit the development of a mixed use residential building comprised of two towers OMB File No: PL140323.

COMMENTS

A mix-use development, consisting of a 30-storey residential building, will be constructed by Saddlebrook Management Consultants Inc. at 177 Front Street East. The site is bounded by The Esplanade to the south, Front Street East to the north, Princess Street to the east and Lower Sherbourne Street to the west.

The development, in its completed form, will consist of 1531 units, with one level underground parking facility at 177 Front Street East. Based on the information provided by the applicant, the entire development will be excavated from lot line to lot line. In order to continue with the construction of the development, the construction staging area will be set up within the road right-of-way on the west side of Princess Street. By way of background, the original option for the construction staging area for the subject development also included lane occupation on Front Street East as well as on Lower Sherbourne Street for a period of 50 months. In order to minimize the impact on all road users, the applicant has revised the location of the construction staging area onto Princess Street only.

Princess Street, in the vicinity of the site, is a north-south local roadway and consists of a two-lane (one northbound and one southbound) cross-section. There is TTC Service on this section of Princess Street.

The proposed construction staging area will result in the removal of 10 "Permit Parking" spaces on the west side of Princess Street. Permit Parking Staff have been consulted and they have no issues with the reallocation of these 10 spots as ample permit parking exists on this street.

In addition, the proposed construction staging area will result in the removal of 10 Pay & Display parking spots on the west side of Princess Street. The applicant will be responsible for paying the lost revenue to the Toronto Parking Authority.

To enhance traffic flow around the work zone, stopping will be prohibited at all times on the west side of Princess Street, from Front Street East to The Esplanade.

Construction staging operations for the development will take place within the existing sidewalk and southbound parking lane on the west side of Princess Street, from Front Street East and The Esplanade.

To continue to accommodate TTC service on Princess Street, a TTC bus stop and sidewalk area will be maintained on the west side of Power Street from The Esplanade to a point 20 metres north.

Finally, a review of the City's five-year major capital works program indicates that the proposed construction staging area on Princess Street is not expected to conflict with the planned capital works project.

Transportation Services is satisfied that Saddlebrook Management Consultants Inc., has looked at all options to alleviate congestion at this location.

Councillor Wong-Tam'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-3268, dated January, 2019

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