

Construction Staging Area – 65 King Street East (Colborne Street, Leader Lane)

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

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.

PCL Constructors Canada Inc. (Toronto) will redevelop the lands located at the municipal addresses of 65-89 King Street East and 46 Colborne Street. The site is located in the south-east quadrant of King Street East and Leader Lane.

Existing commercial buildings located at the site and fronting onto King Street East are designated heritage structures. The heritage facades of the existing buildings will be preserved as part of the development proposal. A façade retention steel structure has been installed externally to support the heritage facades while building structure behind the retained facades is reconstructed.

Transportation Services is requesting approval to close the north sidewalk and west bound curb lane on Colborne Street and the east sidewalk and portion of the curb lane on Leader Lane for a period of 20 months. (Start date to be confirmed at a later date due to ongoing ECS Water Main Project) with an ending date of December 31, 2020. PCL will not be allowed to occupy Colborne Street until the ECS project has been completed.

The construction staging area closure in the curb lane (north side) of Colborne Street will result in removal of the existing all parking on the south side of Colborne Street from Leader lane to Church Street. Pedestrians will also be directed to walk on the south side sidewalk due to closure of north side sidewalk.

Leader Lane will be reduced to one south bound lane and the west side sidewalk will remain open for pedestrians from King Street East to Colborne Street due to east side sidewalk and lane width reduction.

RECOMMENDATIONS

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

1. Toronto and East York Community Council approve the closure of the north sidewalk and a 4 metre wide portion of the westbound lane (north side) on Colborne Street, from a point 50 metres west of Church Street to a point 43 metres further west, until December 31, 2020.
2. Toronto and East York Community Council rescind the parking prohibition in effect at all times on the north side of Colborne Street, from Leader Lane to Church Street.
3. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m. Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday on the south side of Colborne Street, from Leader Lane to Church Street.
4. Toronto and East York Community Council rescind the existing stopping prohibition in effect at all times on the north side of Colborne Street, from Church Street to a point 49.2 metres west and on the south side of Colborne Street, from Church Street to Colborne Lane.
5. Toronto and East York Community Council prohibit stopping at all times on both sides of Colborne Street, between Leader Lane and Church Street.
6. Toronto and East York Community Council approve the closure of the east sidewalk and a 1.3 metres wide portion of the southbound lane (east side) on Leader Lane, from King Street East to a point 43 metres further west, until December 31, 2020.
7. Toronto and East York Community Council rescind the existing Commercial Loading Zone on the west side of Leader Lane between and a point 30.5 metres south of King Street East and Colborne Street.
8. Toronto and East York Community Council prohibit standing at all times on the west side of Leader Lane, from a point approximately 30.5 metres south of King Street East to Colborne Street.
9. 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.
10. Toronto and East York Community 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.
11. Toronto and East York Community direct that Colborne Street and Leader Lane be returned to pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. PCL Constructors Canada Inc. (Toronto) 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 \$418,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its decision issues on September 13, 2017, in relation to Board Case No. PL160519, approved the zoning by-law amendment in principle, for the lands municipally known as 65, 71-75, 95 King Street East and 46 Colborne Street.

COMMENTS

Development Proposal

PCL Constructors Canada Inc. (Toronto) will redevelop the lands represented by municipal addresses of 65-89 King Street East and 46 Colborne Street. The site is bounded by King Street East to the north, existing commercial uses (Albany Club) and existing under-construction residential development (60 Colborne Street) to the east, Colborne Street to the south and existing commercial uses (Tom Jones Steak House) and Leader Lane to the west.

The site is home to existing commercial uses (71-89 King Street East) fronting onto King Street East. These structures are designated heritage buildings. A surface parking lot is also located on the site and can be accessed from Leader Lane.

The redevelopment proposal for the site consists of an 18-storey office building along with ground floor retail uses. A 3.5-level underground parking garage will be provided to meet parking demands of the development. Permanent vehicular access to the site will be from Leader Lane.

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: January 2019 to May 2019;
- Concrete work phase: June 2019 to July 2020;
- Building envelope phase: February 2020 to August 2020; and
- Interior finishes phase: January 2020 to December 2020.

Construction Staging Areas:

Colborne Street, in the vicinity of the site, operates as a one way westbound local roadway. There is no TTC service on the subject section of Colborne Street.

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

South Side:

"Pay and Display Parking", regulation in effect from 8:00 a.m. to 9:00 p.m. Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday on the south side of Colborne Street, Leader Lane and Church.

North Side:

"No Parking, Anytime" on the north side of Colborne Street from Victoria Street and Church Street.

Construction staging operations for the development is requesting to take place within the north sidewalk and a 4 metre wide portion of the westbound lane. The subject construction staging area is utilized to accommodate construction material deliveries by the tractor-trailer units and concrete trucks.

Construction staging area on Leader Lane, abutting the site, will be set up within the existing east side sidewalk and a 1.3 metre wide portion of the southbound lane on the east side.

Traffic Impacts:

With the proposed construction staging area in place, Colborne Street, in the immediate vicinity of the site will continue to operate as a one-way westbound with a road width of 4 metres. Pedestrian operations on Colborne Street, abutting the site, will be directed to use the south side sidewalk.

With the proposed construction staging area in place, Leader Lane, in the immediate vicinity of the site will continue to operate as a one-way southbound with a road width of 4 metres. Pedestrian operations on Leader Lane, abutting the site, will be directed to use the west side sidewalk.

The proposed construction staging area on Colborne Street will result in the removal of seven on-street Pay and Display parking spaces located on the south side of Colborne Street. PCL will be responsible for the lost revenue of the seven Pay and Display parking spaces on Colborne Street.

Finally, a review of the City's five-year major capital works program indicates that there is a capital works project planned/started on Colborne Street. Transportation and ECS have been working very closely with the development to insure timelines and schedules are met. The developer will gain access to Colborne Street once the ECS project has completed in this area. In this report there is not a start date defined as the developer will commence their work once ECS has completed.

Through ongoing dialogue with the developer, Transportation Services is satisfied that PCL Constructors Canada Inc. (Toronto) has looked at all options to minimize the duration and impact of the construction staging area on all road users.

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

CONTACT

Eric Jensen
Manager, Construction Coordination and Traffic Mitigation
Transportation Services
Telephone: (416) 392-9492
E-mail: Eric.Jensen@toronto.ca

SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-3366 March, 2019

P:\2019\Infrastructure & Environment Committee\TRA\2019117te.top.doc - nb

