

Construction Staging Area – Tannery Road (475 Front Street East)

Date: April 29, 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.

EllisDon Corporation is constructing a 12-storey residential condominium building. The site is bounded by Front Street East to the north, Tannery Road to the east, Mill Street to the south, and Rolling Mills Road to the west.

Transportation Services is requesting approval to close the west sidewalk and a portion of the southbound parking lane on Tannery Road for a period of 30 months (i.e. May 29, 2019 to November 30, 2021) to accommodate the construction staging area. Pedestrian movements will be directed to the east sidewalk on Tannery Road.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the west sidewalk and a 1.0 metre wide portion of the southbound curb lane on Tannery Road, between Front Street East and Mill Street, from May 29, 2019 to November 30, 2021.
2. 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; and 1:00 p.m. to 9:00 p.m., Sunday, on the west side of Tannery Road, between a point 43 metres south of Front Street East and a point 55 metres further south.
3. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the east side of Tannery Road, between a point 41 metres north of Mill Street and a point 36 metres further north.

4. Toronto and East York Community Council prohibit stopping at all times on the east side of Tannery Road, between a point 41 metres north of Mill Street and a point 77 metres north of Mill Street.
5. Toronto and East York Community Council prohibit stopping at all times on the west side of Tannery Road, between a point 30 metres north of Mill Street and a point 85 metres north of Mill 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 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. Toronto and East York Community 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. Toronto and East York Community 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. Toronto and East York Community 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. Toronto and East York Community 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. Toronto and East York Community 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. Toronto and East York Community Council direct that Tannery Road be returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. EllisDon Corporation 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 Tannery Road, these fees will be approximately \$535,000.00.

DECISION HISTORY

City Council, at its meeting on October 30, 31 and November 1, 2012, adopted Item TE19.3 to amend Zoning By-law No. 438-86, for the lands located within the West Don Lands.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE19.3>

COMMENTS

A 12-storey residential condominium building will be constructed by EllisDon Corporation at 475 Front Street East. The site is bounded by residential uses Front Street East to the north, Tannery Road to the east, Mill Street to the south, and Rolling Mills Road to the west.

The development, in its completed form, will consist of 389 dwelling units with a ground floor retail. A two level underground parking garage will be constructed with permanent access from Rolling Mills Road and Tannery Road.

Major construction activities and associated timeline for the development are described below:

- Excavation and shoring: from November 2019 to June 2019;
- Below grade formwork: from May 2019 to February 2020;
- Above grade formwork: from January 2020 to January 2021;
- Building envelope phase: from August 2020 to August 2021; and
- Interior finishes stage: from September 2020 to December 2021.

Based on the information provided by the developer, the entire site will be excavated to a depth of 8 metres from the street level. The excavation will extend from property line to property line on all four sides of the site. In order to continue with the construction activities, a construction staging area will be required to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower cranes, material storage and worker facilities.

The developer has advised that the built form of the development will extend from property line to property line and it will result in limited availability of space within the site to accommodate all construction staging operations. Consequently, additional space along the property line of the site will be required to set up construction staging areas for the development.

Construction staging areas for the development have been proposed within the road right-of-way on the south side of Front Street East, the west side of Tannery Road, the north side of Mill Street and the east side of Rolling Mills Road.

Existing Conditions

Tannery Road, in the vicinity of the site, is a north-south local roadway and consists of a two-lane cross-section with an average pavement width of 8.5 metres. There is no TTC service provided on the subject section of Tannery Road.

The following parking regulations are in effect on the subject section of Tannery Road:

East Side

- No Stopping anytime, between Mill Street and a point 41 metres north; and
- No Parking anytime, between a point 41 metres north of Mill Street and a point 36 metres further north; and
- No Stopping anytime, between a point 77 metres north of Mill Street and a point 35 metres north of Front Street East.

West Side

- No Stopping anytime, between Mill Street and a point 30 metres north; and
- Parking machines operate from 8:00 a.m. to 9:00 p.m., Monday to Saturday; and 1:00 p.m. to 9:00 p.m., Sunday, between a point 43 metres south of Front Street East and a point 55 metres further south; and
- No Stopping anytime, between a point 85 metres north of Mill Street and a point 35 metres north of Front Street East.

Construction Staging Areas

Construction staging operations on Tannery Road will take place within the existing boulevard space and the parking lane on the west side of Tannery Road. Subject to approval, a 1.0 metre wide portion of the southbound lane and sidewalk on the west side of Tannery Road, between Front Street East and Mills Road, will be closed to accommodate construction staging operations for the development. Pedestrians will be redirected to the east sidewalk on Tannery Road. The remaining road width of 7.5 metres will maintain two-way traffic operations on Tannery Road.

The subject construction staging area will result in the removal of six on-street parking machine spaces located on the west side of Tannery Road. The parking machine spaces will be removed to facilitate two-way traffic flow around the subject construction staging area. EllisDon Corporation will be responsible for the lost revenue of these six parking machine spaces.

To enhance traffic flow around the construction staging area, stopping will be prohibited on both sides of Tannery Road, between Front Street East and Mill Street.

A review of the City's five-year major capital works program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging areas on Tannery Road are not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that EllisDon Corporation 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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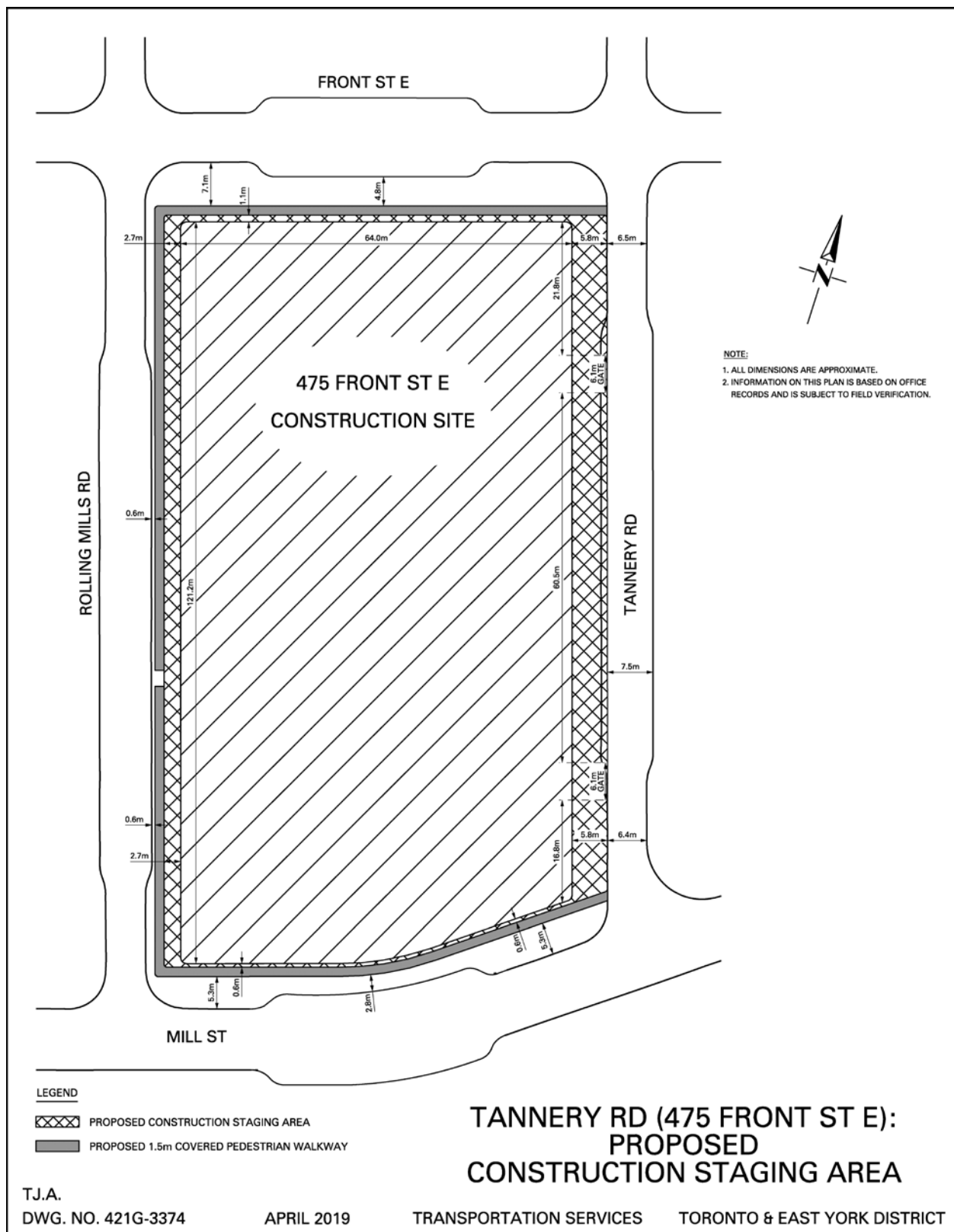
SIGNATURE

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

ATTACHMENTS

1. Drawing No. 421G-3374, dated April 2019

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