

## **Construction Staging Area – 57 Spadina Avenue**

**Date:** June 6, 2019  
**To:** Toronto and East York Community Council  
**From:** Acting Director, Traffic Management, Transportation Services  
**Wards:** Ward 10, Spadina-Fort York

### **SUMMARY**

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

Tricon Capital Group Inc. is constructing a 36-storey rental development with four levels of underground parking and a total of 286 units at 57 Spadina Avenue. The site is located on the south-east quadrant of Spadina Avenue and King Street West.

In order to enable construction of the above mentioned development, Transportation Services is requesting approval to close the northbound curb lane and a portion of the sidewalk on the east side of Spadina Avenue, between a point 12 metres north of Clarence Square (north intersection) and a point 62 metres north for a period of 26 months.

### **RECOMMENDATIONS**

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

1. City Council approve the closure portion of the east sidewalk and a 3.5 metre wide portion of the northbound curb lane on Spadina Avenue, between a point 12 metres north of Clarence Square (north intersection) and a point 62 metres further north. A temporary 1.7 metre pedestrian walkway will be provided within the closed portion of the northbound curb lane, from July 17, 2019 to August 31, 2021.
2. City Council rescind the existing parking prohibition in effect at all times on the east side of Spadina Avenue, from Clarence Square (north intersection) to a point 50 metres north.
3. City Council rescind the existing Stopping prohibition in effect from 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m., Monday to Friday, except public holidays, on the east side of Spadina Avenue, between Clarence Square (north intersection) and King Street West.

4. City Council rescind the existing standing prohibition in effect from 6:30 p.m. to 12:00 midnight, Monday to Friday except public holidays and from 12:00 noon to 6:00 p.m. Saturday and Sunday and public holidays, on the east side of Spadina Avenue, between Clarence Square (north intersection) and King Street West.
5. City Council prohibit stopping at all times on the east side Spadina Avenue, between Clarence Square (north intersection) and King Street West.
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 that Spadina Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. Tricon Capital Group 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 duration of the proposed closures on Spadina Avenue these fees will be approximately \$1,138,000.00.

## **DECISION HISTORY**

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City Council, at its meeting on August 25, 26, 27 and 28, 2014, adopted as amended, Item TE34.16 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86 for the lands at 57 Spadina Avenue.

## **COMMENTS**

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### **Proposed Development**

Tricon Capital Group Inc. is constructing a 36-storey rental development with four levels of underground parking and a total of 286 units at 57 Spadina Avenue. The site is located on the south-east quadrant of Spadina Avenue and King Street West.

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

- Excavation and shoring: June 2018 to February 2019;
- Below grade formwork: June 2018 to February 2019;
- Above grade formwork: March 2019 to August 2020;

- Building envelope phase: March 2020 to January 2021; and
- Interior finishes stage: March 2020 to August 2021.

The excavation of the site will extend from property line to property line on all four sides and to a depth of 4 storeys from the street level. To help minimize the traffic impact on Spadina Avenue the developer constructed a concrete staging slab within the property along Spadina Avenue that allows them to bring material delivery trucks into the property while the below-grade structure is being completed.

Due to the limitations of the project, all of the staging needs are to be accommodated by the use of the northbound curb lane of Spadina Avenue. There are public lanes to the north and south that are used regularly for deliveries and garbage pickups for the neighbouring buildings. The existing building to the east impedes any possibility of loading or unloading of material.

To allow for additional work area, a meeting was scheduled with TTC to consider removal of overhead cables that feed street cars in front of the project, but this was not an option with TTC.

### **Existing Conditions:**

Spadina Avenue, in the vicinity of the site, is a north-south major arterial roadway that operates with three traffic lanes in each direction with dedicated left turn lanes. The TTC service on Spadina Avenue is provided by the "510 Spadina" streetcar and operates in the centre median of the roadway.

The following parking regulations are in effect on the subject section of Spadina Avenue:

### **East Side**

- No Stopping 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m. Monday to Friday, except public holidays from Clarence Square (north intersection) to King Street West.
- No Standing 6:30 p.m. to 12:00 midnight, Monday to Friday except public holidays and from 12:00 noon to 6:00 p.m., Saturday, Sunday and public holidays
- No Parking Anytime, from Clarence Square (north intersection) to King Street West to a point 50 metres north.

### **Construction Staging Area**

Transportation Services is requesting approval to close the northbound curb lane and a portion of the sidewalk on the east side of Spadina Avenue, between a point 12 metres north of Clarence Square (north intersection) and a point 62 metres further north. A temporary 1.7 metre pedestrian walkway will be provided within the closed portion of the northbound curb lane.

With the proposed closure in place, Spadina Avenue, in the immediate vicinity of the site, will operate as two northbound lanes with a dedicated left turn lane, pedestrian operations on the east side of Spadina Avenue will be maintained in a 1.7 metre pedestrian walkway, the third lane (curb lane eastside) will reopen just past the development's staging area to allow eastbound right turns and through traffic. Southbound traffic and pedestrian movements will not be effected.

To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the east side Spadina Avenue, between Clarence Square (north intersection) and King Street West.

A review of the City's five-year major capital works program was undertaken to identify any conflicts between the proposed construction staging areas and planned capital works projects in the area and no conflicts were found.

The proposed construction staging area on Spadina Avenue is not expected to have a significant impact on the northbound traffic movement on Spadina Avenue and the area wide traffic operations. Furthermore, the proposed construction staging area will not impact the existing TTC streetcar service on Spadina Avenue.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Tricon Capital Group Inc. has looked at all options to minimize the duration and impact of the construction staging area on all road users.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Spadina Avenue for periods of less than 30 consecutive days over the 26-month life of the project in order to complete construction.

These permits would often contain temporal restrictions to ensure there is no road occupation during the AM and/or PM peak periods. Based on the nature of this type of construction activity, there are potential risks to the city in not allowing the staging area permit to proceed:

During crane hoisting activities for a project of this scale, in considering Health and Safety regulations, the Police Act and the Highway Traffic Act give TPS officers the discretionary authority to close all lanes of a public highway during the hoist, taking into account wind conditions, as well as both the size and nature of the load;

Once the pouring of concrete for a structural slab or member is commenced (like a building foundation or floor), it cannot be stopped for any reason (including the commencement of a rush hour restriction) until it is completed in order to maintain its structural integrity.

This would mean that on any given day during the construction activity, instead of having a single lane occupied 24/7 so that all hoisting would take place within the site, behind the construction hoarding, where the remaining adjacent lanes of traffic operate in a free-flow condition, all lanes of traffic may be held by the paid-duty officer on-site during the hoisting activity, including AM and PM peak periods at their sole discretion.

When the constructor/developer requests the use of adjacent public highway to expand the size of their construction footprint, and bring vehicles into the site, they are also attempting to address their obligations as a constructor/employer under Ontario Regulation 213/91 "Construction Projects" pursuant to the Occupational Health and Safety Act.

Councillor Joe Cressy's office has been advised of the recommendations of this staff report. TTC has also been advised of this report and have no conflicts.

## **CONTACT**

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Transportation Services  
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## **SIGNATURE**

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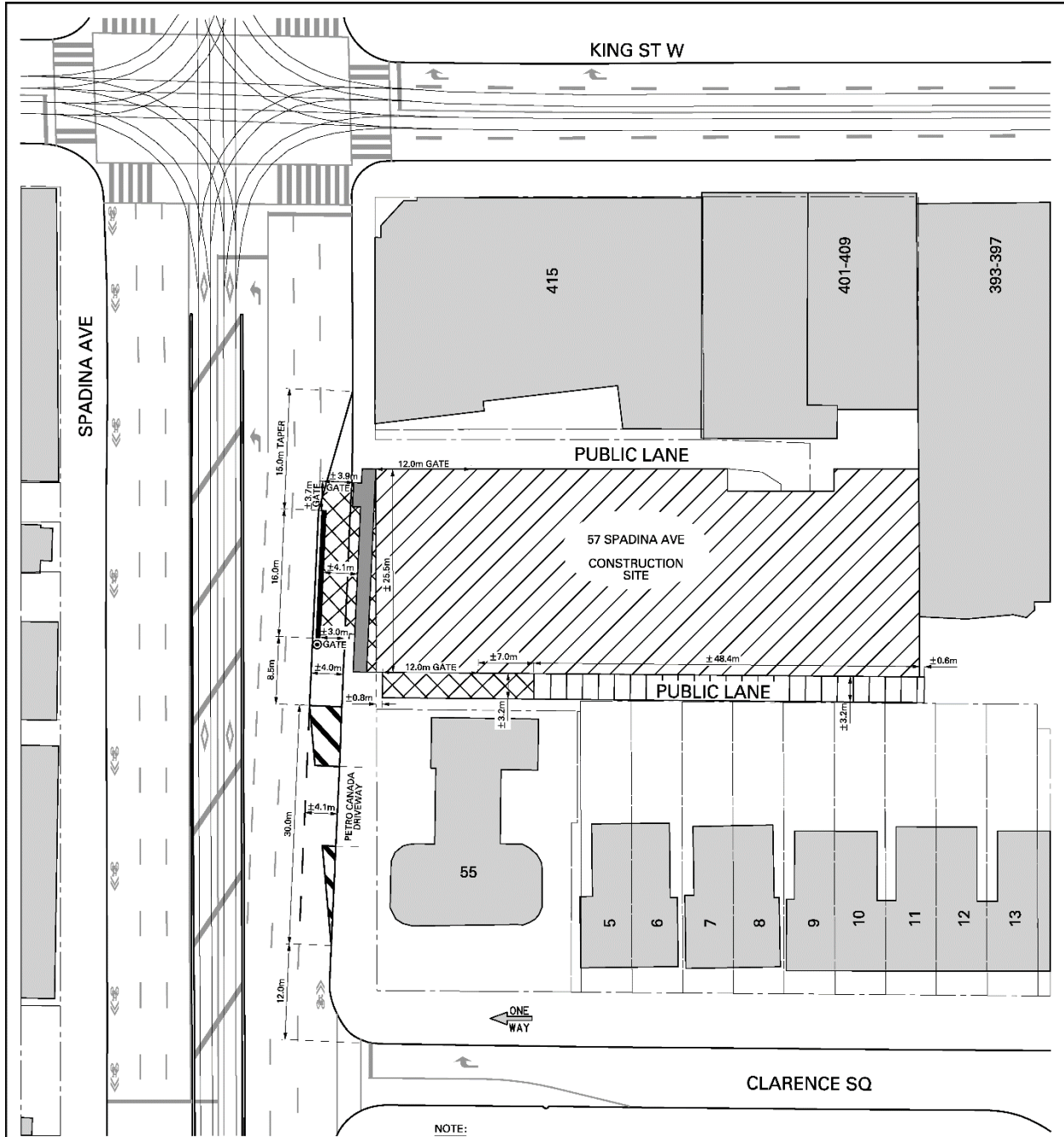
Roger Browne, M.A.Sc., P.Eng.,  
Acting Director, Traffic Management,  
Transportation Services

## **ATTACHMENTS**

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1. Drawing No. 421G-3281, dated March 2019

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**NOTE:**  
 1. ALL DIMENSIONS ARE APPROXIMATE.  
 2. ALL PROPOSED PAVEMENT MARKINGS TO BE INSTALLED BY CONTRACTOR.  
 3. INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.  
 4. PROPOSED PAVEMENT MARKINGS ARE DEPICTED IN BLACK. EXISTING PAVEMENT MARKINGS ARE DEPICTED IN GREY.

- LEGEND**
- PROPOSED COVERED PEDESTRIAN WALKWAY
  - PROPOSED CONSTRUCTION STAGING AREA
  - PROPOSED OVERHEAD PROTECTION
  - PROPOSED JERSEY BARRIER
  - PROPOSED ENERGY ATTENUATOR

## 57 SPADINA AVE: PROPOSED CONSTRUCTION STAGING AREA

