

Construction Staging Area – St. Patrick Street (234 Simcoe Street)

Date: September 20, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 10, Spadina-Fort York

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.

Transportation Services is requesting approval to close the east sidewalk and a portion of the northbound lane on St. Patrick Street for a period of 38 months.

Lanterra Construction Management LTD. is building three towers, 17, 36 and 39-storey condominium. The project includes three and a half levels below grade with the P1 level for Toronto Parking Authority (TPA). The site is located on the east side of St. Patrick Street, between Dundas Street West to the north side, Simcoe Street to the east and Michael Sweet Avenue to the south. To enable construction, the applicant requires the aforementioned closures.

RECOMMENDATIONS

The Acting Director, Traffic Management, Transportation Services, Toronto and East York District recommends that:

1. Toronto and East York Community Council authorize the closure of the east sidewalk and a 1.5 metre wide portion of the northbound bound lane on St Patrick Street, from a point 84 metres south of Dundas Street West and a point 92 metres further south and provision of a temporary pedestrian walkway within the closed portion of the northbound curb lane, from October 14, 2019 to December 31, 2022.
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 St. Patrick Street, between a point 79 metres south of Dundas Street West and a point 30 metres further south (109 metres) and

between a point 121 metres south of Dundas Street West and a point 44 metres further south.

3. Toronto and East York Community Council authorize parking machines to be 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 St. Patrick Street, between a point 115 metres south of Dundas Street West and a point 11 metres further south.

4. Toronto and East York Community Council rescind the existing commercial loading zone in effect at all times, on the west side of St. Patrick Street, between a point 109 metres south of Dundas Street West and a point 12 metres further south.

5. Toronto and East York Community Council enact a commercial loading zone in effect at all times, on the west side of St. Patrick Street, between a point 146 metres south of Dundas Street West and a point 17.5 metres further south.

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 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 direct that St. Patrick Street be returned to its pre-construction traffic and parking regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Lanterra Construction Management LTD. 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 \$570,000.00.

DECISION HISTORY

City Council, at its meeting on March 28, 2019, adopted as amended Item TE31.5 of the Toronto and East York Community Council to amend Zoning By-law No. 542-2019, for the lands municipally known as 220 Simcoe Street, 234 Simcoe Street and 121 St Patrick Street.

COMMENTS

Development Proposal

Lanterra Construction Management LTD. is building three towers, 17, 36 and 39-storey condominium. The project includes three and a half levels below grade with the P1 level for TPA parking. The site is located on the east side of St. Patrick Street, between Dundas Street West to the north side, Simcoe Street to the east and Michael Sweet Avenue to the south. To enable construction, the applicant requires the aforementioned closure. The applicant requires a construction staging area within the road allowance on the east side of St. Patrick Street.

Construction Activities:

Construction of the development will be undertaken in several phases. Major construction phases and associated timelines are described below:

- Excavation and shoring phase: January 2019 to November 2019;
- Concrete work phase: December 2019 to August 2020;
- Building envelope phase: May 2020 to November 2022; and
- Interior finishes phase: March 2022 to April 2023.

Construction Staging Areas:

St. Patrick Street, in the vicinity of the site, operates as a two way north and southbound local roadway. There is no TTC service on the subject section of St. Patrick Street. St. Patrick Street is a minor local road that only receives traffic from northbound turns off Queen Street West onto St. Patrick Street and southbound turns off Dundas Street West on to St. Patrick Street. The volume of traffic is minimal and all traffic will be maintained.

West Side

Parking machines operate from 8:00 a.m. to 9:00 p.m., Monday to Saturday and from 1:00 p.m. to 9:00 p.m., Sunday.

East Side

No Standing Anytime between a point 68 metres south of Dundas Street West and a point 30.5 metres north of Queen Street West.

Construction staging operations for the development are requested to take place within a combined 7-metre portion of the west side sidewalk and the eastbound staging lane on St. Patrick Street. The subject construction staging area will be utilized to accommodate construction material deliveries by the tractor-trailer units and concrete trucks in a short length (92 metres) on St. Patrick Street.

Pedestrians will be directed to a protected 1.7-metre covered walkway within the closed portion of the northbound lane and sidewalk.

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Traffic Impacts:

With the proposed construction staging area in place, St. Patrick Street, in the immediate vicinity of the site, will continue to operate one lane in each direction (north and southbound) with a road width of seven metres.

Finally, a review of the City's five-year major capital works program indicates that there are no capital works projects planned on the subject section of St Patrick Street. Therefore, the proposed construction staging area on St Patrick Street is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Lanterra Construction Management LTD. has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Councillor Cressy's office has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

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ATTACHMENTS

1. Drawing No. 421G-3522, September, 2019

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