

Construction Staging Area Time Extension (Phase 2 and 3) – Markham Street (Mirvish Village)

Date: September 18, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 11, University-Rosedale

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.

Westbank Projects Corp. is currently redeveloping a number of properties located in the south-west quadrant of Bloor Street West and Bathurst Street and Bloor Street West and Markham Street. A temporary full closure of Markham Street, between Bloor Street West and Lennox Street is in effect to accommodate construction staging operations for the development.

Toronto and East York Community Council, at its meeting on October 17, 2017, approved the subject construction staging area on Markham Street, from October 24, 2017 to October 31, 2019. A time extension of the construction staging area on Markham Street has been requested for an additional 26 months (i.e., November 1, 2019 to December 31, 2021), in order to complete the construction of the development.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the continuation of the full closure of Markham Street, between Bloor Street West and Lennox Street, from November 1, 2019 to December 31, 2021.
2. Toronto and East York Community Council direct the applicant to continue posting 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.

3. Toronto and East York Community Council direct the applicant to continue providing and installing 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.

4. Toronto and East York Community Council direct that Markham Street be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Westbank Projects Corp. 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 Markham Street these fees will be approximately \$2,060,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on October 17, 2017, adopted as amended Item TE27.45 and, in so doing, authorized the full closure of Markham Street, between Bloor Street West and Lennox Street, from October 24, 2017 to October 31, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE27.45>

COMMENTS

Development Proposal

A mixed-use development is currently being constructed by Westbank Projects Corp. on the parcels of land located in the south-west corner of Bloor Street West and Bathurst Street and Bloor Street West and Markham Street.

The development in its completed form will include multiple multi-storey buildings containing approximately 800 dwelling units along with non-residential uses including a publicly accessible market, a public park and a day nursery. A four-level underground parking garage will be provided to meet the parking needs of the development with permanent access from Lennox Street.

Construction Staging Areas

Construction staging operations for the development currently take place within the road right-of-way on the south side of Bloor Street West, west side of Bathurst Street and on the north side of Lennox Street. In addition, a temporary full closure of Markham Street, between Bloor Street West and Lennox Street, is in effect.

Construction staging operations for the development take place within the road right-of-way on the west side of Bathurst Street abutting the site. The sidewalk and southbound curb lane on the west side of Bathurst Street, between Bloor Street West and a point 72.5 metres south, and between a point 85.5 metres south of Bloor Street West and Lennox Street, are closed to accommodate construction staging operations.

Pedestrians are directed to a 1.7 metre-wide covered and protected walkway within the closed portion of the southbound curb lane. Bathurst Street, in the immediate vicinity of the site, operates as one southbound traffic lane and two northbound traffic lanes. The subject construction staging area was approved by City Council (2019 Item MM5.12) from April 3, 2019 to August 31, 2020.

A covered and protected walkway has been established within the existing boulevard space on the south side of Bloor Street West and the north side of Bloor Street West.

A temporary full closure of Markham Street, between Bloor Street West and Lennox Street, will continue for the entire duration of construction and public realm improvements are planned for the roadway as part of the development proposal.

Time Extension

Based on the information provided by the developer, the site has completed demolition and excavation of the site. Remaining major construction activities and associated timelines are described below:

Phase 2: Below-grade building construction to level 4 (16 months); and
Phase 3: Above-grade building construction from level 4 + (10 months).

In view of the above, a time extension of the full closure of the subject section of Markham Street, is being requested for a period of 26 months (i.e., November 1, 2019 to December 31, 2021).

Finally, 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. The review of the program at the time of this report indicates that in year 2020, a streetcar track replacement project is planned on Bathurst Street, between Bloor Street West and London Street. The exact dates of the planned capital works project were not available at the time of this report. The proposed construction staging areas on Bloor Street West, Bathurst Street, Lennox Street and Markham Street are not expected to conflict with the planned capital works project. However, in the event of any conflict between the future construction phases and capital works projects, the developer has been advised that the proposed construction staging areas for the development will need to be modified or removed to accommodate the capital works project activities.

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

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

CONTACT

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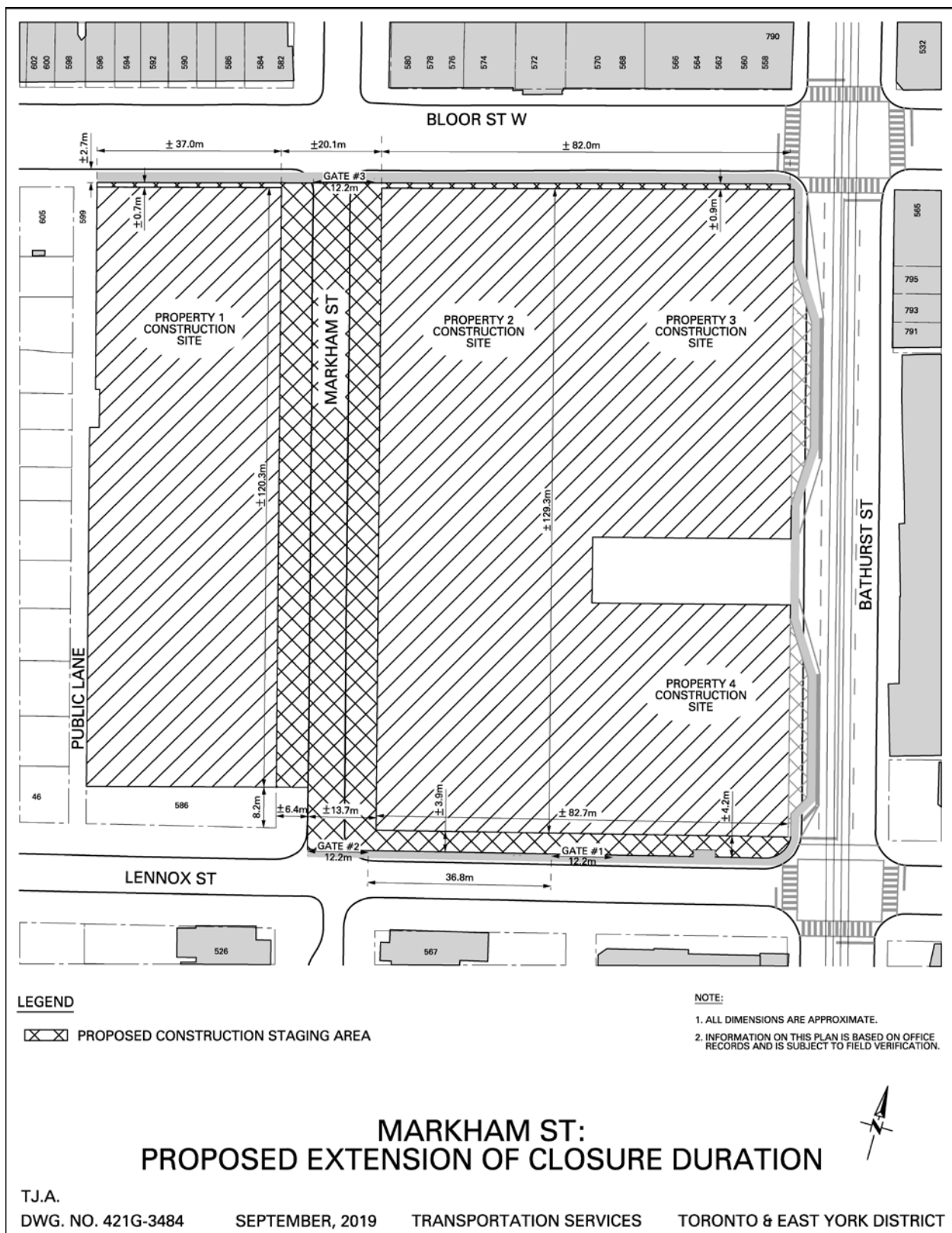
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-3484 dated September, 2019

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Construction Staging Area - Markham Street

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