

Construction Staging Area Time Extension – 53 Ontario Street

Date: October 17, 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.

Bel-East Corp. is constructing a 25-storey residential condominium building at 53 Ontario Street. The sidewalk and southbound curb lane on the east side of Ontario Street abutting the site are closed to accommodate construction staging operations for the development. Toronto and East York Community Council, at its meeting on September 6, 2017, authorized the subject construction staging area from September 13, 2017 to November 1, 2019.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Ontario Street for an additional eight months (i.e. from November 2, 2019 to June 30, 2020) in order to complete the construction of the development.

The developer has requested an extension of the duration of the construction staging area on Ontario Street, as the site has experienced a number of construction delays due to inclement weather, equipment malfunction and delay to relocation of the overhead hydro wires fronting the site.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the continuation of the closure of the sidewalk and a portion of the southbound lane on the east side of Ontario Street between a point 9 metres south of Richmond Street East and a point 80 metres further south and the provision of a protected pedestrian walkway within the closed portion of the southbound lane, from November 2, 2019 to June 30, 2020.

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 the applicant to continue sweeping the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.

5. Toronto and East York Community Council direct the applicant to continue pressure washing the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.

6. Toronto and East York Community Council direct the applicant to continue ensuring 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.

7. Toronto and East York Community Council direct the applicant to continue consulting and communicating all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.

8. Toronto and East York Community Council direct the applicant to continue installing appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.

9. Toronto and East York Community Council direct that Ontario 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. Bel-East 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 Ontario Street these fees will be approximately \$128,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on September 6, 2017, adopted as amended Item TE26.70 and, in so doing, authorized the full closure of the sidewalk and a portion of the southbound lane on the east side of Ontario Street between a point 9 metres south of Richmond Street East and a point 80 metres further

south and the provision of a protected pedestrian walkway within the closed portion of the southbound lane, from September 13, 2017 to November 1, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.70>

COMMENTS

Development Proposal

A mixed-use development consisting of a 25-storey residential building is currently being constructed by Bel-East Corp. at 53 Ontario Street. The site is bounded by existing residential development (65 Ontario Street) to the north, existing parking lot for 49 Ontario Street to the east, existing commercial development (49 Ontario Street) to the south and Ontario Street to the west.

The development, in its completed form, will consist of 273 dwelling units with ground floor retail and a four-level underground parking garage. Permanent vehicular access to the development will be provided from Ontario Street.

Based on the information provided by the developer at the time of this report, the development has been constructed to 11 storeys.

Construction Staging Areas

Construction staging operations for the development take place within the road right-of-way on the east side of Ontario Street abutting the site. The sidewalk and southbound curb lane on the east side of Ontario Street, between a point 9 metres south of Richmond Street East and a point 80 metres further south, are closed to accommodate construction staging operations. Pedestrians are directed to a 1.5 metres-wide covered and protected walkway within the closed portion of the southbound curb lane. With the existing construction staging area in place, one-way southbound traffic operation has been maintained on Ontario Street.

Time Extension

Based on the information provided by the developer, the project has experienced a number of construction delays, which are listed below:

- Delay to relocation of the overhead hydro wires from the east side of the roadway to the west side;
- Inclement weather; and
- Equipment breakdown or malfunction.

In view of the above, a time extension of the existing construction staging area on Ontario Street is being requested for a period of eight months (i.e. November 2, 2019 to June 30, 2020).

Finally, a review of the City's five-year major capital works program, at the time of this report, indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the subject construction staging area on Ontario Street is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Bel-East Corp. 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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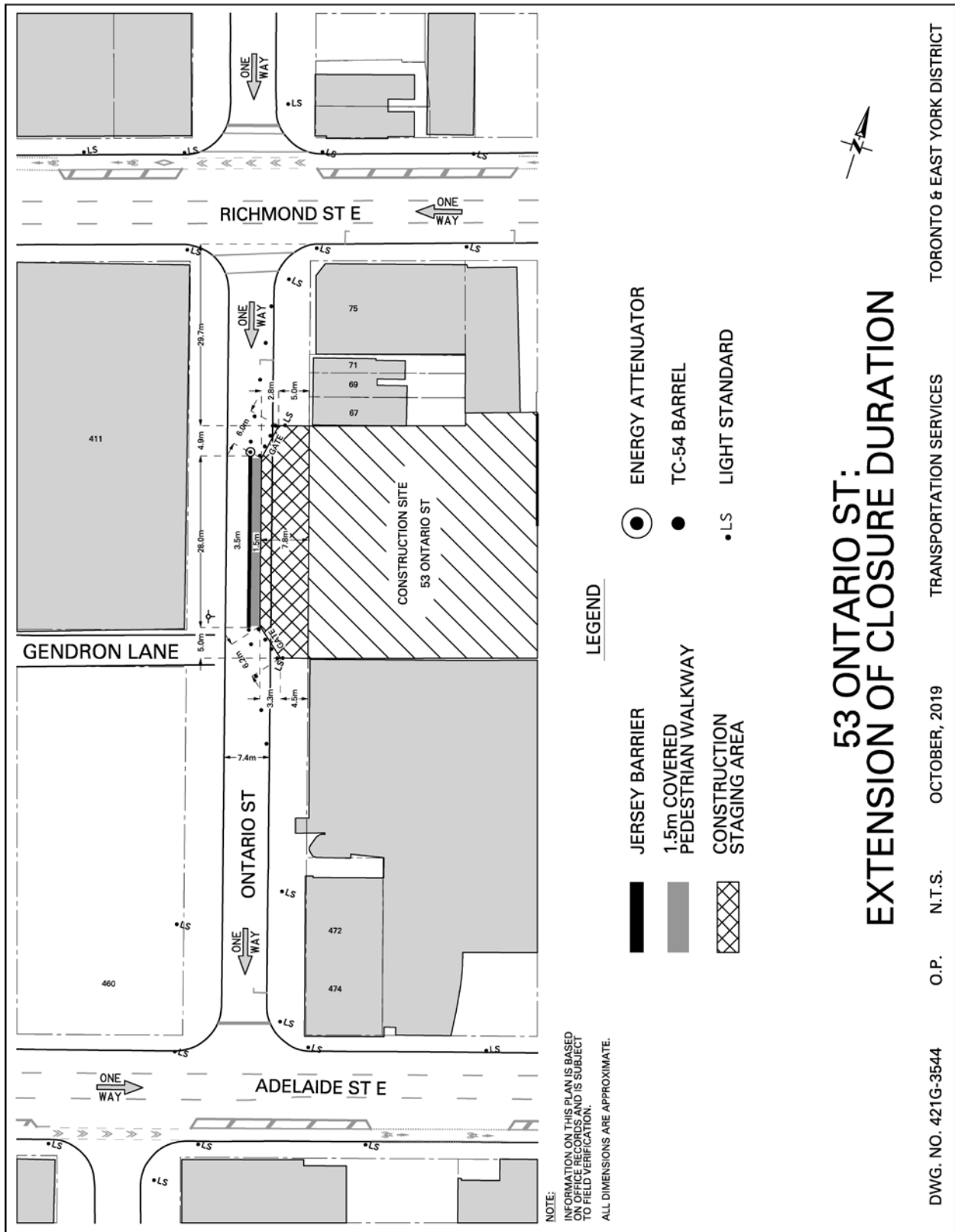
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-3544 dated September, 2019

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