

Construction Staging Area - 30 Widmer Street

Date: February 19, 2020
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.

TMG Builders is constructing a 49-storey commercial and residential building and a 38-storey condominium building at 8 Widmer Street and 28-30 Widmer Street. The site is located on the southeast corner of Adelaide Street West and Widmer Street. The development is currently in progress, operating under a monthly Street Occupation Permit.

Transportation Services is requesting approval to close the west sidewalk and a portion of the southbound curb lane on Widmer Street for a period of 44 months (i.e. March 13, 2019 to November 30, 2023) to accommodate a construction staging area. Pedestrian movements on the west side of Widmer Street abutting the site will be restricted. A temporary pedestrian walkway along the closed portion of the west sidewalk could not be installed due to insufficient roadway width to maintain both the temporary walkway and two-way traffic operations on Widmer Street.

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 1.5 metre wide portion of the southbound curb lane on Widmer Street, between Adelaide Street West and the first east-west public laneway north of King Street West, from March 13, 2020 to November 30, 2023.
2. Toronto and East York Community Council rescind the existing parking machine regulation in effect for a maximum period of 3 hours, from 8:00 a.m. to 6:00 p.m., Monday to Saturday, on the west side of Widmer Street, between Adelaide Street West and a point 68.6 metres north of King Street West.

3. Toronto and East York Community Council rescind the existing parking machine regulation in effect for a maximum period of 6 hours, from 6:00 p.m. to 12:00 a.m., Monday to Saturday and 1:00 p.m. to 12:00 a.m., Sunday, on the west side of Widmer Street, between Adelaide Street West and a point 68.6 metres north of King Street West.
4. Toronto and East York Community Council rescind the existing maximum one-hour parking regulation in effect from 8:00 a.m. to 6:00 p.m., on the west side of Widmer Street, between Adelaide Street West and a point 90 metres south.
5. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the east side of Widmer Street, between a point 43 metres north of King Street West and Adelaide Street West.
6. Toronto and East York Community Council rescind the existing standing prohibition in effect at all times on the east side of Widmer Street, between a point 15 metres south of Adelaide Street West and a point 24 metres further south.
7. Toronto and East York Community Council amend the existing standing prohibition in effect at all times on the west side of Widmer Street, between King Street West and a point 68.6 metres north, to be in effect between King Street West and the first east-west public laneway north of King Street West.
8. Toronto and East York Community Council rescind the existing taxicab stand in effect at all times on the east side of Widmer Street, between a point 15 metres south of Adelaide Street West and a point 24 metres further south.
9. Toronto and East York Community Council prohibit stopping at all times on the west side of Widmer Street, between Adelaide Street West and a point 90 metres south.
10. Toronto and East York Community Council prohibit stopping at all times on the east side of Widmer Street, between Adelaide Street West and a point 80 metres south.
11. 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.
12. Toronto and East York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
13. 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.

14. 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.

15. Toronto and East York Community Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, on a daily basis to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.

16. Toronto and East York Community Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, during large scale concrete pours and large scale material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.

17. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

18. 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.

19. 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.

20. Toronto and East York Community Council direct that Widmer 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. TMG Builders 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 Widmer Street, these fees will be approximately \$896,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued March 17, 2017, April 5 2017, and February 12, 2018 and Local Planning Appeal Tribunal issued September 28, 2018 in relation to Board Case No. 161031 and PL151191 , authorized an amendment to Zoning By-law No. 569-2013, for the lands municipally known as 30 Widmer Street and 309-315 Adelaide Street West.

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COMMENTS

Proposed Development

A mixed-use development consisting of a 49-storey commercial and residential building and a 38-storey condominium building is being constructed by TMG Builders at 8 Widmer Street and 28 - 30 Widmer Street, respectively. The site is bounded by Adelaide Street West to the north, Widmer Street to the east, a public laneway to the south and west. It should be noted that construction of the development is currently in progress, operating under a monthly Street Occupation Permit.

The new development consists of two condominium buildings containing 1079 dwelling units and 352 hotel suites. A four level underground parking garage will be constructed with permanent access from Widmer Street.

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts of the construction on all road users. Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to a depth of 14 metres. Various options were explored by the developer to set up construction staging operations for the development. The applicant has explored staging off the public lanes and private lanes adjacent to the site. However, utilization of the public laneways was not deemed feasible as the turning radius is too narrow to manoeuvre and the pavement width is too narrow to accommodate construction vehicles.

Therefore, occupation of the right-of-way on Widmer Street is essential to facilitate the construction of the development. The construction staging area has been set up within the road right-of-way on the west side of Widmer Street for a period of 44 months.

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

- Excavation and shoring: March 2019 to March 2020;
- Below grade formwork: January 2020 to August 2020;
- Above grade formwork: August 2020 to February 2023;
- Building envelope phase: October 2021 to March 2023; and
- Interior finishes stage: March 2022 to November 2023.

Existing Conditions

Widmer Street, 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 Widmer Street.

The following parking regulations are in effect on the subject section of Widmer Street:

West Side

- No standing anytime between King Street West and a point 68.6 metres north;
- Maximum one hour parking, 8:00 a.m. to 6:00 p.m., between King Street West and Adelaide Street West; and
- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 6:00 p.m., Monday to Saturday; and for a maximum period of six hours from 6:00 p.m. to 12:00 a.m., Monday to Saturday; and 1:00 p.m. to 12:00 a.m. Sunday, between Adelaide Street West and a point 68.6 metres north of King Street West.

East Side

- No parking anytime between a point 43 metres north of King Street West and a point 39 metres south of Adelaide Street West;
- No standing anytime between a point 15 metres south of Adelaide Street West and a point 24 metres further south; and
- Taxicab stand at all times between a point 15 metres south of Adelaide Street West and a point 24 metres further south.

Construction Staging Areas

Construction staging operations on Widmer Street currently take place within the existing boulevard and southbound curb lane. The construction staging area is utilized to accommodate construction material deliveries by the tractor-trailer units and concrete trucks, a man and material hoist and worker facilities. The west sidewalk, between Adelaide Street West and a point 90 metres south is currently closed to accommodate construction staging operations for the development. The remaining road width of 7.0 metres will maintain two-way traffic operations on Widmer Street.

As a result of the sidewalk closure, pedestrian movements along the west side of Widmer Street abutting the site. A temporary pedestrian walkway along the closed portion of the east sidewalk could not be installed due to insufficient roadway width to maintain both the temporary walkway and two-way traffic operations on Widmer Street. Moreover, a review of the existing site conditions has determined that the neighbouring property's frontage on the west side of Widmer Street, between King Street West and the first public east-west laneway north of King Street West, does not have pedestrian access/egress to the building. As such, it is recommended that pedestrians cross to the east side of Widmer Street. To ensure pedestrians are advised of this temporary sidewalk closure, appropriate advanced warning signage has been installed to clearly inform pedestrians to use the east sidewalk on Widmer Street at the following intersections:

- Adelaide Street West and Widmer Street;
- King Street West and Widmer Street; and
- The first public laneway north of King Street West and Widmer Street.

To enhance traffic flow around the construction staging area, stopping will be prohibited on the west side of Widmer Street, between Adelaide Street West and a point 90 metres south. On the east side of Widmer Street, stopping will be prohibited between Adelaide Street West and a point 80 metres south.

The construction staging area will result in the loss of six on-street parking machine spaces on the west side of Widmer Street. The applicant will be responsible for the lost revenue for these six parking spaces.

Finally, 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 construction staging area on Widmer Street are not expected to conflict with the City's capital works projects.

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

The Ward Councillor has been advised of the recommendations of this report.

CONTACT

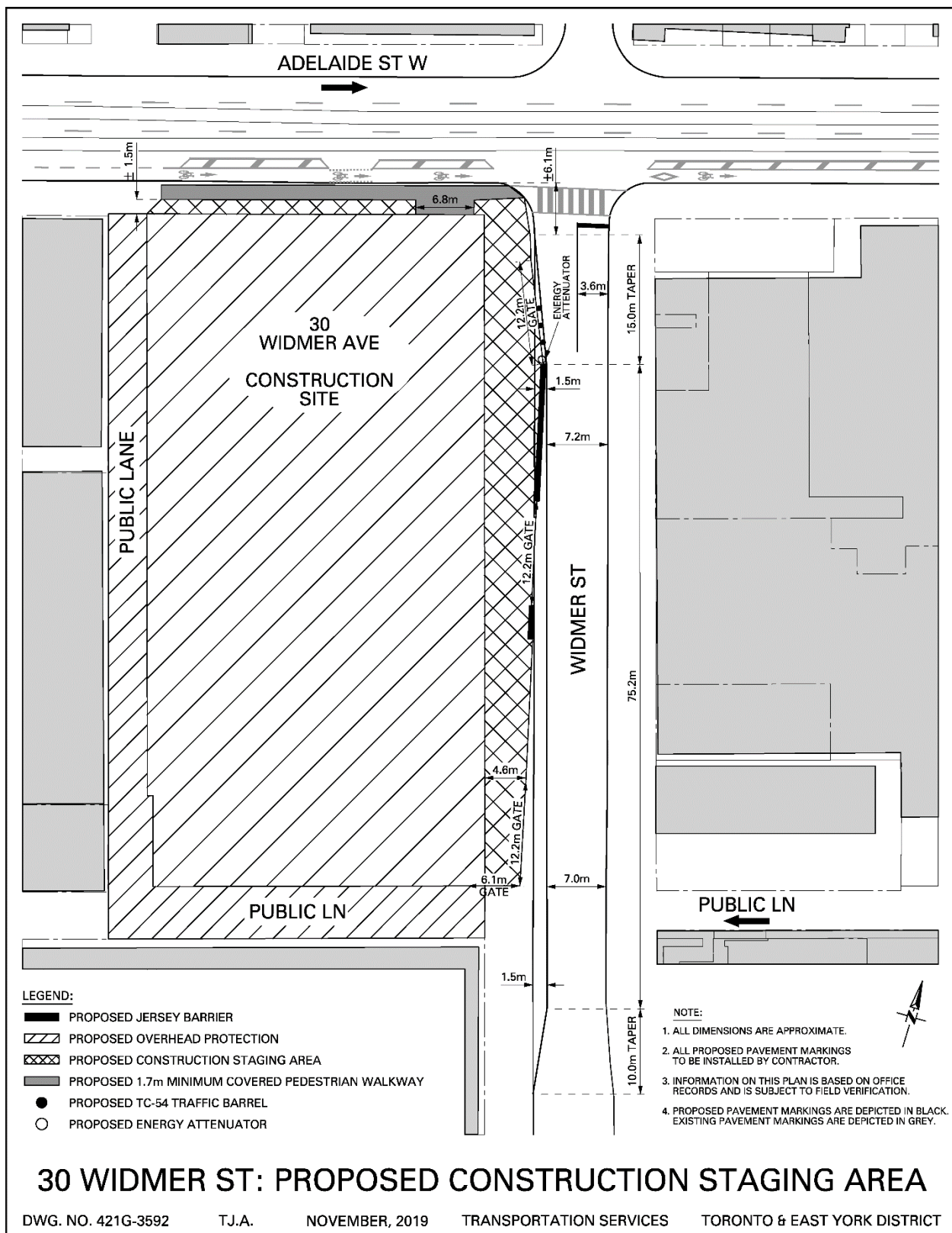
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SIGNATURE

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ATTACHMENTS

1. Drawing No. 421G-3592, dated November 2019



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