

Construction Staging Area - 40-58 Widmer Street

Date: July 7, 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.

Concord Widmer Limited is constructing a 47-storey residential condominium building at 40-58 Widmer Street. The site is located on the west side Widmer Street between Adelaide Street West and Richmond Street West.

Transportation Services is requesting approval to close the west sidewalk and a portion of the west side southbound curb lane on Widmer Street for a period of 21 months (i.e. September 16, 2020 to June 30, 2022) to accommodate a construction staging area. Pedestrian movements on the west side of Widmer Street abutting the site will be restricted and pedestrians will be directed to the east side sidewalk of Widmer Street. 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 one-way traffic operation 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 most westerly curb lane on Widmer Street, between a point 45 metres north of Adelaide Street West and a point 66 metres further north from September 16, 2020 to June 30, 2022.
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 east side of Widmer Street, between Adelaide Street West and Richmond 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 east side of Widmer Street, between Adelaide Street West and Richmond Street West.
4. Toronto and East York Community Council rescind the existing maximum 20 minute parking regulation in effect at all times on the east side of Widmer Street, between a point 9 metres north of Adelaide Street West and a point 16 metres further north.
5. Toronto and East York Community Council rescind the existing designate delivery vehicle parking zone in effect at all times on the east side of Widmer Street, between a point 9 metres north of Adelaide Street West and a point 16 metres further north.
6. Toronto and East York Community Council rescind the existing maximum 20 minute parking regulation in effect at all times on the east side of Widmer Street, between a point 16.5 metres south of Richmond Street West and a point 23.5 metres further south.
7. Toronto and East York Community Council rescind the existing designated delivery vehicle parking zone in effect at all times on the east side of Widmer Street, between a point 16.5 metres south of Richmond Street West and a point 23.5 metres further south.
8. Toronto and East York Community Council rescind the existing parking prohibition in effect between 8:00 a.m. and 6:00 p.m., Monday to Saturday, on the east side of Widmer Street, between a point 25 metres north of Adelaide Street West and a point 40 metres south of Richmond Street West.
9. Toronto and East York Community Council rescind the existing parking prohibition in effect between 8:00 a.m. and 6:00 p.m., Monday to Saturday, on the east side of Widmer Street, between Richmond Street West and a point 16.5 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 Richmond Street West.
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. Concord Widmer Limited 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 \$114,000.00.

DECISION HISTORY

City Council, at its meeting on February 3 and 4, 2016, adopted Toronto and East York Community Council Item TE13.3 to amend Zoning By-law No. 438-86 for the lands municipally known as 40-58 Widmer Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE13.3>

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COMMENTS

Proposed Development

A development consisting of a 47-storey residential condominium building is being constructed by Concord Widmer Limited at 40-58 Widmer Street. In its completed form, the development will contain 426 residential units and a six-level underground parking garage, with permanent access from the public laneway to the north of the site. The site is bounded by a public laneway to the north, Widmer Street to the east and private laneways south and west.

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 21 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.

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

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

Existing Conditions

Widmer Street, in the vicinity of the site, is a one-way northbound local roadway and consists of one lane for traffic and a parking lane, with an average pavement width of 6.5 metres. There is no TTC service provided on Widmer Street.

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

East Side

- 20-minute Delivery Vehicle Parking Zone between a point 16.5 metres south of Richmond Street West and a point 23.5 metres further south.
- 20-minute Delivery Vehicle Parking Zone between a point 9 metres north of Adelaide Street West and a point 16 metres further north.

- "No Parking 8:00 a.m. to 6:00 p.m., Monday to Saturday" between a point 25 metres north of Adelaide Street West and a point 40 metres south of Richmond Street West.
- "No Parking 8:00 a.m. to 6:00 p.m., Monday to Saturday" between Richmond Street West and a point 16.5 metres south.
- 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 Richmond Street West.

West Side

- "No Stopping Anytime" between Adelaide Street West and Richmond Street West.

Construction Staging Area

Construction staging operations on Widmer Street will take place within the existing boulevard allowance and a portion of the most westerly northbound curb lane fronting the site. Subject to approval, the west sidewalk on Widmer Street will be closed between a point 45 metres north of Adelaide Street West and a point 37 metres south of Richmond Street West. Additionally, a 1.5 metre wide portion of the most westerly northbound curb lane on Widmer Street will be closed in the same area.

Given the narrow pavement width of the subject section of Widmer Street, a pedestrian sidewalk could not be safely maintained on the west side of the street. As a result, pedestrians will be advised of this temporary sidewalk closure, by appropriate advanced warning signage that will be installed at the intersections of Widmer Street at Adelaide Street West and Widmer Street at Richmond Street West, to clearly inform pedestrians to use the east sidewalk on Widmer Street.

The proposed construction staging area will be utilized to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower crane and worker facilities.

In order to ensure safety for pedestrians within the public laneway located to the north of the site, a temporary structure will be installed within a portion of the laneway. This structure will be installed maintaining vehicle access while providing a covered and protected walkway for pedestrians.

To enhance traffic flow around the construction staging area, stopping will be prohibited on the east side of Widmer Street, between Adelaide Street West and Richmond Street West. Since the west side of the street is currently "No Stopping Anytime" no additional parking amendments are required.

The construction staging area will result in the loss of six on-street parking machine spaces on the east side of Widmer Street. The applicant will be responsible for the lost revenue for these six parking spaces. In addition, three parking spaces designated for deliveries will be lost.

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The existing bike coral located on the east side of Widmer Street, south of Richmond Street West, may have to be removed when the staging area is in place on Widmer Street.

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 2024, water main replacement and local road resurfacing projects are scheduled on the subject section of Widmer Street. The Infrastructure & Development Services Division has been made aware of the proposed staging area and timelines.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Concord Widmer Limited 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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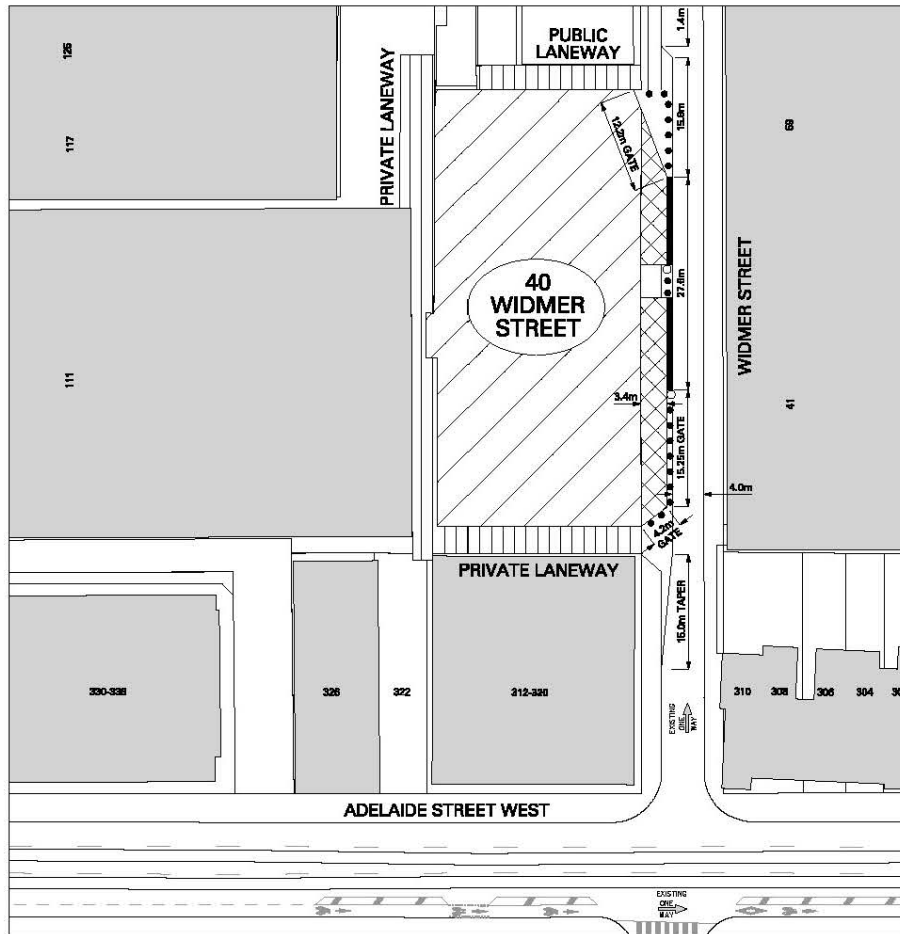
SIGNATURE

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

ATTACHMENTS

1. Drawing No. 421T-0017, dated August 2020

Construction Staging Area - 40 Widmer Street



LEGEND:

- PROPOSED JERSEY BARRIER
- ▨ PROPOSED CONSTRUCTION STAGING AREA
- ▧ PROPOSED CONSTRUCTION SITE
- ▩ PROPOSED COVERED PUBLIC LANEWAY
- +—+— PROPOSED FAST FENCE
- PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-54 FLEXIBLE DRUM

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.

40 WIDMER STREET PROPOSED CONSTRUCTION STAGING AREA



DWG. NO. 421T-0017 O.K. AUGUST, 2020 TRANSPORTATION SERVICES TORONTO & EAST YORK DISTRICT