

Construction Staging Area Time Extension – 547-555 College Street (Phase 2)

Date: November 16, 2020
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 11, University-Rosedale

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on College Street, City Council approval of this report is required.

SKYGRiD Construction Incorporated is constructing mixed-use commercial retail and residential suites at the lands municipally known as 547, 549 and 555 College Street, east of Manning Avenue. This development includes three-story building and a six-story commercial building. The site is bounded by College Street to the north, a public laneway to the south and existing commercial buildings to the east and west.

The sidewalk on the south side of College Street and six parking machine spaces on College Street, within the lay-by abutting the development, are currently closed for construction staging operations. Toronto City Council at its meeting on February 26, 2019 authorized the subject construction staging area on College Street from March 1, 2019 to October 31, 2020. The developer has requested an extension of the duration of the construction staging area on College Street, as the site has experienced a number of construction delays due to issues arising from Covid-19 and permits.

Transportation Services is requesting authorization to extend the duration of the construction staging area on College Street for an additional five months (i.e. from December 18, 2020 to April 30, 2021), to allow for the construction of the development to be completed.

RECOMMENDATIONS

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

1. City Council authorize the continuation of the closure of the sidewalk approximately 30.0 metres east of Manning Avenue and a point approximately 30.0 metres further east, from November 1, 2020 to April 30, 2021.

2. City Council authorize the continuation of the closure of the lay-by lane on the south side of College Street from Manning Avenue to a point approximately 36.0 metres east of Euclid Avenue from November 1, 2020 to April 30, 2021.
3. City 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.
4. City Council direct the applicant to continue providing 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.
5. City Council direct that College Street be returned to its pre-construction traffic and parking conditions when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. SKYGRiD Construction Incorporated 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 \$37,000.00

DECISION HISTORY

City Council, at its meeting on February 26, 2019 adopted without amendment Toronto and East York Community Council Item TE3.30 entitled "Construction Staging Area - 547-555 College Street - Phase 2" and, in so doing, authorized the closure of the south sidewalk on College Street, between a point 30.0 metres east of Manning Avenue and a point approximately 30 metres further east; and the closure of the lay-by lane on the south side of College Street from Manning Avenue to a point approximately 36 metres east, from March 1, 2019 to October 31, 2020.

COMMENTS

This building will offer nine-stories of mixed-use commercial retail and residential suites. The underground parking garage will be 2.5 levels below grade with permanent access from the laneway via an egress point.

The site is bounded by a public laneway to the south, a commercial building 559 College Street) to the west, a commercial building (545 College Street) to the east and College Street to the north.

Based on the information provided by the developer, the project has experienced a number of construction delays which include delays due to Covid-19 and permit issues.

The updated schedule of major construction activities and associated timelines for the development are described below:

- Excavation and shoring work: from December 2018 to June 2019;
- Concrete work: from July 2019 to October 2020;
- Building enclosure work: from October 2020 to March 2021; and
- Interior finishes: from December 2020 to June 2021.

Consequently, the delays have impacted the original construction schedule. At the time of this report, the developer has completed the structure, and the installation of the exterior brick and windows has begun.

The existing construction staging area on the south side at College Street, abutting the site, will remain within the boulevard allowance. Pedestrian operations will be maintained in a 1.5 metre covered and protected walkway within the lay-by lane by use of a sea container modified with both natural and installed lighting. Vehicular traffic operations on College Street will remain unchanged as will the existing bicycle lanes on College Street.

The construction staging area resulted in removal of six on-street parking machine spaces located on the south side of College Street within the lay-by lane. The developer will be responsible for paying the lost revenue for the parking machine spaces on College Street. The removal of these on-street parking spaces is not expected to have a significant impact on the parking supply in the area.

Overall, the existing construction staging area is operating acceptably and Transportation Services does not recommend any modifications to the area for the duration of the extension period (November 1, 2020 to April 30, 2021).

To ensure traffic flow around the construction staging area, it is recommended that the existing stopping prohibitions on the south side of College Street remain until construction is complete.

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 College Street. Therefore, the proposed construction staging area on College Street is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that SKYGRiD Construction Incorporated 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

Craig Cripps,
Supervisor Traffic Engineering (A)
Work Zone Coordination and Mitigation
Transportation Services
Telephone: (416) 397-5020
E-mail: Craig.Cripps@toronto.ca

SIGNATURE

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

ATTACHMENTS

Drawing No. 421T-0060, dated November 2020

Construction Staging Area - 547-555 College Street

