

Construction Staging Area - 1-25 Defries Street

Date: March 16, 2021
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.

Broccolini is constructing a 37-storey condominium with 580 residential units, at 1-25 Defries Street.

Transportation Services is requesting authorization to close a 3.2 metre-wide portion of the northbound curb lane on Defries Street, between Labatt Avenue and Mark Street, for a period of 24 months (i.e., April 22, 2021 to April 30, 2023) to accommodate a construction staging area.

The construction staging area on the east side of Defries Street will result in the loss of one northbound traffic lane that is currently designated for on-street parking resulting in the loss of eight permit parking spaces.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of a 3.2 metre-wide portion of the northbound curb lane on Defries Street, between Labatt Avenue and Mark Street, from April 22, 2021 to April 30, 2023.
2. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the east side of Defries Street, between a point 52 metres south of Mark Street and Labatt Avenue.
3. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the east side of Defries Street, between Mark Street and a point 20 metres south.

4. Toronto and East York Community Council rescind the existing permit parking in effect from 12:01 a.m. to 7:00 a.m., on the odd side of Defries Street, between Labatt Avenue and Mark Street.
5. Toronto and East York Community Council prohibit stopping at all times on the east side of Defries Street, between Labatt Avenue and Mark Street.
6. 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 south side of Mark Street, between River Street and Defries Street.
7. Toronto and East York Community Council authorize maximum a one-hour parking regulation to be in effect from 8:00 a.m. to 6:00 p.m., on the south side of Mark Street, between River Street and a point 15 metres west of Defries Street
8. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the south side of Mark Street, between Defries Street the east end of Mark Street.
9. Toronto and East York Community Council prohibit stopping at all times on the south side of Mark Street, between a point 15 metres west of Defries Street and the east end of Mark Street.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.

15. 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.

16. 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.

17. Toronto and East York Community Council direct that Defries Street and Mark 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. Broccolini 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 Defries Street, these fees will be approximately \$189,000.00.

DECISION HISTORY

Local Planning Appeal Tribunal, formerly known as The Ontario Municipal Board, pursuant to its Order issued October 23, 2020 in relation to Board Case No. PL171290, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 1-25 Defries Street.

City Council, at its meeting on July 23, 24, 25, 26, 27 and 30, 2018, adopted Item TE34.49 entitled "1-25 Defries Street - Official Plan and Zoning Amendment Applications - Request for Direction Report"

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.49>

COMMENTS

The Development and Timeline

A 37-storey residential condominium building is being constructed by Broccolini, at 1-25 Defries Street. The site is bounded by Mark Street to the north, Bayview Avenue to the east, Labatt Avenue to the south and Defries Street to the west. The development, in its completed form, will consist of 580 dwelling units, a four-level underground parking garage for 252 vehicles and loading bay that will be accessed from Mark Street.

The developer has advised that the built form of the development will extend from property line to property line and limited space will be available to accommodate deliveries and storage of construction material and equipment.

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

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

Based on the information provided by the developer, the entire site will be excavated lot line to lot line on three sides, the remaining side (Bayview Avenue) has a significant grade which makes the majority of the space unusable for construction staging. The developer has advised that due to limited availability of space, all construction activities, including delivery and storage of construction materials, cannot be accommodated within the site. Therefore, occupation of the road right-of-way on Defries Street will be essential to set up construction staging operations for the development.

The construction staging area will be set up within the road right-of-way on the east side of Defries Street for a period of 24 months.

Existing Conditions

Defries Street is characterized by the following conditions:

- It is a one lane, north-south local roadway
- It operates one-way northbound on a pavement width of approximately 8.5 metres
- It has a regulatory speed limit of 30 km/h
- There are sidewalks located on the west side of the street only

The parking regulations on Defries Street, within the subject section, are as follows:

East side

- "No Parking Anytime" between Labatt Avenue and a point 52 metres south of Mark Street and Mark Street and a point 20 metres south
- Permit parking is in effect from 12:00 midnight to 7:00 a.m., between a point 20 metres south of Mark Street and a point 52 metres south of Mark Street

West side

- "No Parking 8:00 am to 6:00 p.m., Monday to Friday between, a point 15 metres north of Labatt Avenue and a point 15 metres further north
- "Maximum one-hour" parking from 8:00 a.m. to 6:00 p.m., between a point 30 metres north of Labatt Avenue and Mark Street

- Permit parking is in effect from 12:00 midnight to 7:00 a.m., between Labatt Avenue and Mark Street

Mark Street is characterized by the following conditions:

- It is a two-lane, east-west local roadway
- It operates as two-way from Defries Street to the east limit of the roadway and one-way westbound from Defries Street to River Street on a pavement width of approximately 8.5 metres
- It has a regulatory speed limit of 30 km/h
- There are sidewalks located on both sides of the street between River Street and Defries Street and on the north side only from Defries Street to the east limit of the roadway

Proposed Construction Staging Area:

Construction staging operations on Defries Street will take place within the existing boulevard allowance and a portion of the northbound curb lane fronting the site. Subject to approval, the boulevard and a 3.2 metre-wide portion of the northbound curb lane on Defries Street will be closed, between Labatt Avenue and Mark Street, from April 22, 2021 to April 20, 2023. This lane is currently being used for on-street parking including overnight permit parking.

The development site encompasses the entire block bounded by Mark Street, Bayview Avenue, Labatt Avenue and Defries Street. There are currently no sidewalks on any of these streets abutting the site. Therefore, additional measures to accommodate pedestrians are not required.

In order to ensure parked vehicles do not impede access for deliveries and equipment to the site, it is proposed that stopping be prohibited at all times on the east side of Defries Street, between Labatt Avenue and Mark Street and on the south side of Mark Street between a point 15 metres west of Defries Street and the east limit of Mark Street.

The proposed construction staging area on Defries Street 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 facilitate the construction, staging areas will be required on the boulevards of Labatt Avenue, Mark Street and Bayview Avenue. These staging areas are within the boulevard only and do not impact traffic lanes or sidewalks. As no changes are proposed on Labatt Avenue or Bayview Avenue to accommodate the staging areas, all traffic lanes and parking regulations on these streets will be maintained in their current form.

The developer has advised Transportation Services that they will be providing parking accommodations on private property for eight vehicles. This is equivalent to the number of permit parking spaces that are being temporarily lost as a result of the installation of the staging area on the east side of Defries Street. Residents in the area with a valid

permit will be able to park overnight within the off-street parking facilities provided by the developer.

A drawing of the proposed construction staging area is shown in Attachment 1.

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 proposed construction staging area is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Broccolini 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.
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ATTACHMENTS

1. Proposed Construction Staging Area - 1-25 Defries Street

Construction Staging Area - 1-25 Defries Street

