

Construction Staging Area - 125-181 Mill Street

Date: March 8, 2021
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 10, Spadina - Fort York
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.

EllisDon Corporation is constructing two 16-storey and one 26-storey rental apartment buildings with ground floor retail, at 125-181 Mill Street. The site is located on the south side of Mill Street between Cherry Street and Bayview Avenue.

Transportation Services is requesting authorization to close the south sidewalk on Mill Street, between Cherry Street and a point 235 metres east, for a period of 24 months (i.e., April 22, 2021 to April 30, 2023) to accommodate a construction staging area.

Pedestrian movements on the south side of Mill Street, abutting the site, will be restricted and pedestrians will be directed to the north-side sidewalk of Mill Street. Traffic lanes and bike lanes for both directions on Mill Street will be maintained in their current configuration.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the south sidewalk on Mill Street, between Cherry Street and a point 235 metres east, from April 22, 2021 to April 30, 2023.
2. 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.

3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. Toronto and East York Community Council direct that Mill 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. EllisDon Corporation 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 Mill Street, these fees will be approximately \$189,000.00.

DECISION HISTORY

This report addresses a new initiative.

COMMENTS

Proposed Development

Two 16-storey and one 26-storey rental apartment buildings are being constructed by EllisDon Corporation at 125-181 Mill Street. The site is bounded by a Mill Street to the north, Corktown Common Park to the east, the railway corridor to the south and Cherry Street to the west. The development, in its completed form, will consist of three towers with a total of 770 dwelling units with ground retail. The development will include a one-level underground parking garage for approximately 185 vehicles and one loading dock that will take access from Mill 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 construction activities along the Mill Street frontage.

Construction Activities

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

- Formwork: May 2020 to April 2022;
- Building envelope phase: September 2021 to December 2022; and
- Interior finishes stage: October 2020 to April 2023.

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 7 metres from street level. The developer has advised that due to limited availability of space, all construction activities cannot be accommodated within the site. Therefore, occupation of the road right-of-way on Mill 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 south side of Mill Street for a period of 24 months.

Existing Conditions

Mill Street is characterized by the following conditions:

- It is a two-lane, east-west local roadway
- The subject road section has bike lanes on both sides of the street for eastbound and westbound traffic
- It operates two-way traffic on a pavement width of approximately 9.5 metres
- It has a regulatory speed limit of 30 km/h
- There are sidewalks located on both sides of the street
- "No Stopping Anytime" regulations are in effect on both sides of the subject section of the street, except for lay-by areas, in which parking is allowed
- Pay and Display parking is in effect within the designated parking lay-bys, between 8:00 a.m. to 9:00 p.m. Mon. to Sat.; 1:00 p.m. to 9:00 p.m. Sun.

Construction Staging Area

The construction staging operations on Mill Street, including the closure of the south sidewalk, is currently taking place within the existing boulevard allowance on the south side of the street fronting the site and is operating under a temporary Street Occupation Permit. The applicant has been able to use monthly Street Occupation Permits to get to the stage they presently are, but they now require permanent occupation to proceed to the final levels of their development. Subject to approval, the south sidewalk on Mill Street will be closed between Cherry Street and a point 235 metres east, from April 22, 2021 to April 30, 2023. The existing traffic lanes, bike lanes and parking lay-bys on Mill Street will be maintained in their current configuration.

Pedestrian movements on the south side of Mill Street, abutting the site, will be restricted and pedestrians will be directed to the north-side sidewalk of Mill Street. As a result, pedestrians will be advised of this temporary sidewalk closure, by appropriate advanced warning signage. This signage will be installed to clearly inform pedestrians to use the north sidewalk on Mill Street, at the signalized intersection of Cherry Street at Mill Street and at the all-way stop located at Bayview Avenue and Mill Street. There are no pedestrian generators on the south side of Mill Street as the development encompasses almost the entire block. Any pedestrians required to cross to the north side of the street will be advised of the sidewalk closure at the intersections to the east and west of the closure, at which there is existing traffic controls to assist the crossings.

The proposed construction staging area will be utilized to provide a secure and controlled enclosure for materials, pickup location for the tower crane and to facilitate construction activities along the Mill Street frontage.

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. However, Cycling and Pedestrian Projects are proposing changes to the cycling network in the area and are aware of the construction staging areas that are proposed in the area. They will be ensuring the changes do not impact these staging areas.

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

The Ward Councillors have 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. Proposed Construction Staging Area - 125-181 Mill Street

Construction Staging Area - 125-181 Mill Street

