

Construction Staging Area Time Extension - 158 Front Street East (Fredrick Street)

Date: March 15, 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.

FMC Front Street Developments Inc., is constructing a 26-storey residential condominium building with 482 dwelling units at 158 Front Street East. The sidewalk and a portion of the northbound curb lane, on the east side of Frederick Street, is currently closed for construction staging operations. Toronto and East York Community Council, at its meeting on January 16, 2018 approved the subject staging area from January 24, 2018 to April 30, 2021. Subsequently, additional parking amendments were approved by Toronto and East York Community Council at its meeting on October 10, 2019. The developer has requested an extension of the duration of the construction staging area on Fredrick Street, as the site has experienced a number of construction delays due to issues arising from COVID-19, including the delivery of material for the building facade.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Fredrick Street for an additional nine months (May 1, 2021 to January 31, 2022) in order to complete the construction of the development.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the continuation of the closure of the sidewalk and a 4.7 metres wide portion of the northbound lane on the east side of Frederick Street, between Front Street East and a point 44.2 metres north and the provision of a temporary pedestrian walkway within the closed portion of the northbound lane, from May 1, 2021 to January 31, 2022.

2. Toronto and East York Community 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.
3. Toronto and East York Community Council direct the applicant to continue providing and installing 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.
4. Toronto and East York Community Council direct the applicant to continue to ensure the construction site be cleared of any construction debris and made safe daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.
5. Toronto and East York Community Council direct the applicant to continue 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.
6. Toronto and East York Community Council direct the applicant to continue, in consultation with Transportation Services, to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.
7. Toronto and East York Community Council direct the applicant to continue, in areas where no cycling lanes exist, directed the applicant, in consultation with Transportation Services, to install sharrow markings onto the roadway and display appropriate signage on the hoarding board to inform motorists and cyclist to safely share the road.
8. Toronto and East York Community Council direct the applicant to continue to ensure that the existing sidewalks and/or the pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.
9. Toronto and East York Community Council direct the applicant to continue 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.
10. Toronto and East York Community Council direct the applicant to continue to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
11. Toronto and East York Community Council direct the applicant to continue the construction management working group that meets monthly and invite local stakeholders including Transportation Services, Municipal Licensing and Standards, Toronto Buildings, adjacent neighbours, local resident groups, and local BIAs.

12. Toronto and East York Community Council direct the applicant to continue a publicly accessible website with regular construction updates and post the website address on the site.

13. Toronto and East York Community Council direct that Fredrick Street and Front Street East be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. FMC Front Street Developments Inc., 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 \$108,000

DECISION HISTORY

Toronto and East York Community Council, at its meeting on January 16, 2018 adopted as amended Item TE29.48 entitled "Construction Staging Area - Frederick Street (158 Front Street East)" and in doing so, approved the closure of the sidewalk and a 4.7 metres wide portion of the northbound lane on the east side of Frederick Street, between Front Street East and a point 44.2 metres north and the provision of a temporary pedestrian walkway within the closed portion of the northbound lane, from January 24, 2018 to April 30, 2021.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE29.48>

Toronto and East York Community Council, at its meeting on October 10, 2019, adopted Item TE9.52 entitled "Additional Parking Amendments - Construction Staging Area - 158 Front Street East".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE9.52>

COMMENTS

Status of the Development

A 26-storey residential development is being constructed by FMC Front Street Developments Inc. at 158 Front Street East (also known as 154 Front Street East). The site is bounded by existing residential and commercial uses to the north, Sherbourne Street to the east, Front Street East to the south and Frederick Street to the west.

The development in its completed form, will consist of 482 dwelling units and a 3 level underground parking garage. Permanent vehicular access to the development will be from Frederick Street.

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The developer has advised that they have been delayed due to issues arising from forming, construction of the facade and delays in the manufacturing of materials related to COVID-19.

At the time of this report, the developer is almost finished with the major concrete works, including the roof slab. Additional major construction activities and associated timelines for the development are as follows:

- Demobilization and roof finishes: April 2021 to June 2020
- Building envelope phase: April 2021 to April 2022; and
- Interior work and finishing ongoing until April 2022.

Construction Staging Areas

Currently, a 4.7 metre wide portion of the northbound lane and sidewalk on the east side of Frederick Street, between Front Street East and a point 44.2 metres north are closed to accommodate construction staging operations for the development. Pedestrians are directed to a 1.5 metre wide covered and protected walkway within the closed portion of the northbound lane. With the closure in place, traffic operations on Frederick Street are maintained within two 3.5 metre wide lanes for northbound and southbound traffic.

The construction staging area resulted in the removal of two on-street pay and display parking spaces on the west side of Frederick Street and three spaces on Front Street East. The applicant will be responsible for paying the lost revenue of the "Pay and Display" parking spaces on both Frederick Street and Front Street East.

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

Overall, the existing construction staging area is operating acceptably, and Transportations Services does not recommend any modifications to the area for the duration of the extension.

Finally, a review of the 2021 City's 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 on Fredrick Street is not expected to conflict with the City's capital works projects.

Transportation Services is satisfied that FMC Front Street Developments Inc. has looked at all options to alleviate congestion at this location.

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

CONTACT

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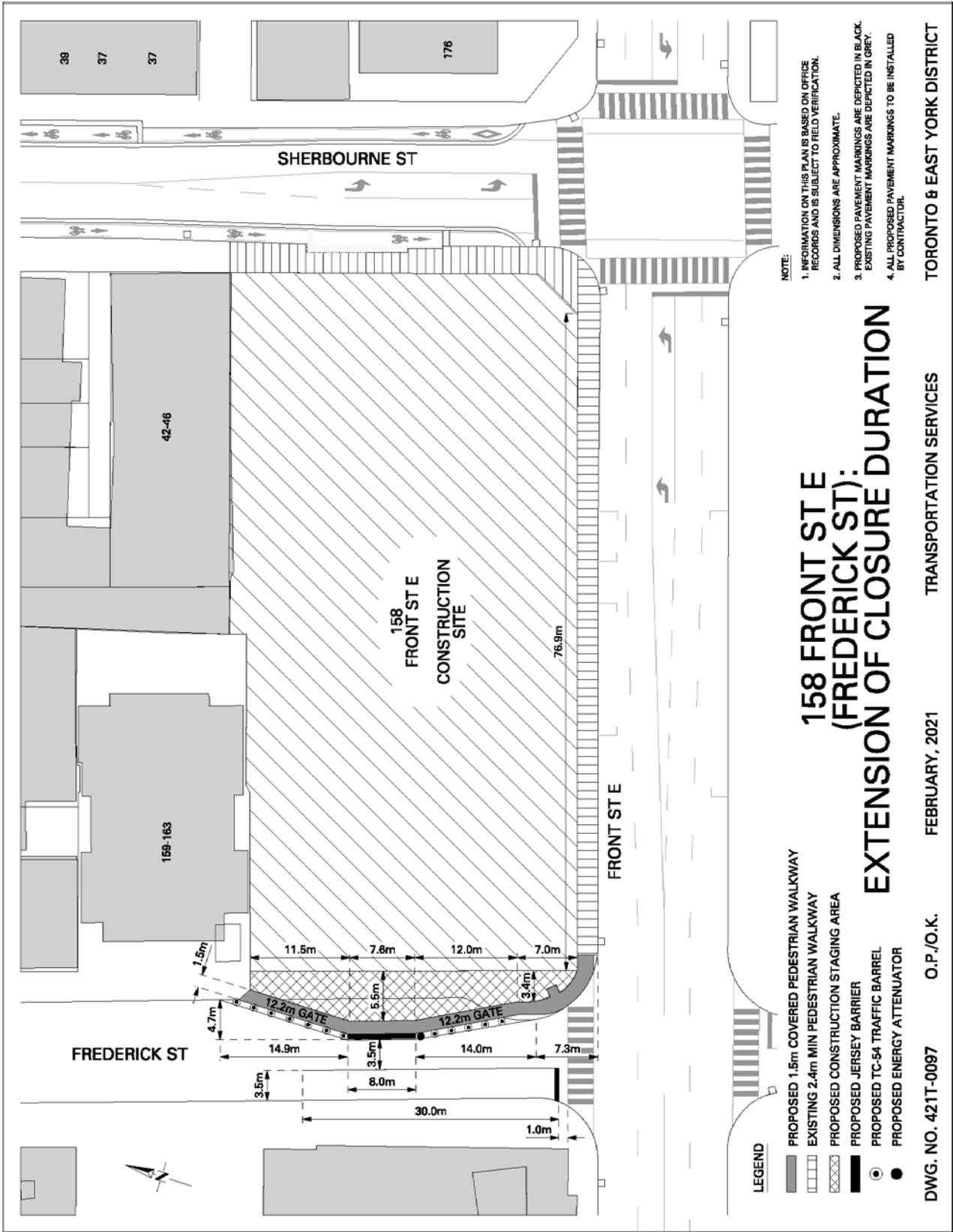
SIGNATURE

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

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 158 Front Street East (Fredrick Street)

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