

Construction Staging Area - 409 Front Street East (Cooperage Street)

Date: April 28, 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.

EllisDon Corporation is constructing two towers with a total of 400 rental and condominium units connected by an eight-story podium with one level on underground parking and a row of townhomes along Cooperage Street at 409 Front Street East. In addition, a five-storey training and education centre will also be constructed on the subject site. The site encompasses the entire block bounded by Front Street East to the north, Cooperage Street to the east, Mill Street to the south and Cherry Street to the west.

Transportation Services is requesting authorization to close the west sidewalk on Cooperage Street, between Front Street East and Mill Street, for a period of 41 months (i.e., May 20, 2021 to September 30, 2024) to accommodate a construction staging area.

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

To ensure access to the site the paid parking on the west side of Cooperage Street will be removed, resulting in the loss of nine parking machine spaces.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the west sidewalk on Cooperage Street, between Front Street East and Mill Road, from May 20, 2021 to September 30, 2024.
2. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$3.00 per hour and for a maximum period of 3 hours, on the west side of Cooperage Street, between a point 37 metres north of Mill Street and a point 67 metres further north.
3. Toronto and East York Community Council prohibit stopping at all times on the west side of Cooperage Street, between a point 37 metres north of Mill Street and a point 67 metres further north.
4. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the east side of Cooperage Street, between a point 35 metres north of Mill Street and a point 60 metres further north
5. Toronto and East York Community Council prohibit stopping at all times on the east side of Cooperage Street, between a point 35 metres north of Mill Street and a point 60 metres further north.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

11. 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.

12. 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.

13. Toronto and East York Community Council direct that Cooperage 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 Cooperage Street, these fees will be approximately \$510,000 including lost revenue from the parking machines.

DECISION HISTORY

This report addresses a new initiative.

COMMENTS

The Development and Timeline

One 11-storey rental building and one 12-storey condominium building, connected by an eight-storey podium with one-level of underground parking is being constructed by EllisDon Corporation at 409 Front Street East. In addition, this site will also include a row of townhomes along Cooperage Street and a five-storey building fronting Cherry Street. The site is bounded by Front Street East to the north, Cooperage Street to the east, Mill Street to the south and Cherry Street to the west. The development, in its completed form, will consist of two residential towers with a total of 400 dwelling units, a five-storey training and education centre and a row of townhomes along the Cooperage Street frontage. The development will include a one-level underground parking garage that will encompass the entire site. Three loading docks will also take access from Cooperage Street.

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

- Excavation and shoring: January 2021 to December 2021;
- Below grade formwork: September 2021 to October 2022;
- Above grade formwork: October 2022 to April 2023;
- Building envelope phase: April 2022 to April 2023; and
- Interior finishes stage: October 2022 to September 2024.

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 6 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 Cooperage 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 west side of Cooperage Street for a period of 41 months.

Existing Conditions

Cooperage Street is characterized by the following conditions:

- It is a two-lane, north-south local roadway
- It operates two-way traffic 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

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

East side

- No Stopping Anytime, between Mill Street and a point 35 metres north, and a point 95 metres north of Mill Street and a point 30 metres north of Front Street East
- No Parking Anytime, between a point 35 metres north of Mill Street and a point 60 metres further north

West side

- No Stopping Anytime, between Mill Street and a point 37 metres north, and a point 104 metres north of Mill Street and a point 30 metres north of Front Street East
- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m., Sunday, between a point 37 metres north of Mill Street and a point 67 metres further north.

Construction Staging Area

The construction staging area for the development is proposed within the right-of-way on the west side of Cooperage Street. Subject to approval, the west sidewalk on Cooperage Street, between Front Street East and Mill Road, will be closed from May 20, 2021 to September 30, 2024 to accommodate construction staging operations for the development. The proposed construction staging area will be utilized to accommodate construction material deliveries by the tractor-trailer units and concrete trucks, a person and material hoist and worker facilities. The existing traffic lanes on Cooperage Street will be maintained in their current configuration.

Pedestrian movements on the west-side of Cooperage Street, abutting the site, will be restricted and pedestrians will be directed to the east-side sidewalk of Cooperage 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 east sidewalk on Cooperage Street, at the intersection of Front Street East at Cooperage Street and the intersection of Mill Street and Cooperage Street. There are no pedestrian generators on the west side of Cooperage Street in the subject area, as the development encompasses the entire block.

In addition, it is proposed that stopping be prohibited on both sides of Cooperage Street, between Mill Street and Front Street East to ensure construction traffic is able to access the site. As a result nine paid parking spaces on the west side of Cooperage Street will be temporarily removed. The developer is aware that they are responsible for all costs including lost revenue from the parking machines.

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 EllisDon Corporation 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, Manager, Construction Coordination and Traffic Mitigation, Transportation Services, (416) 397-5020, Craig.Cripps@toronto.ca

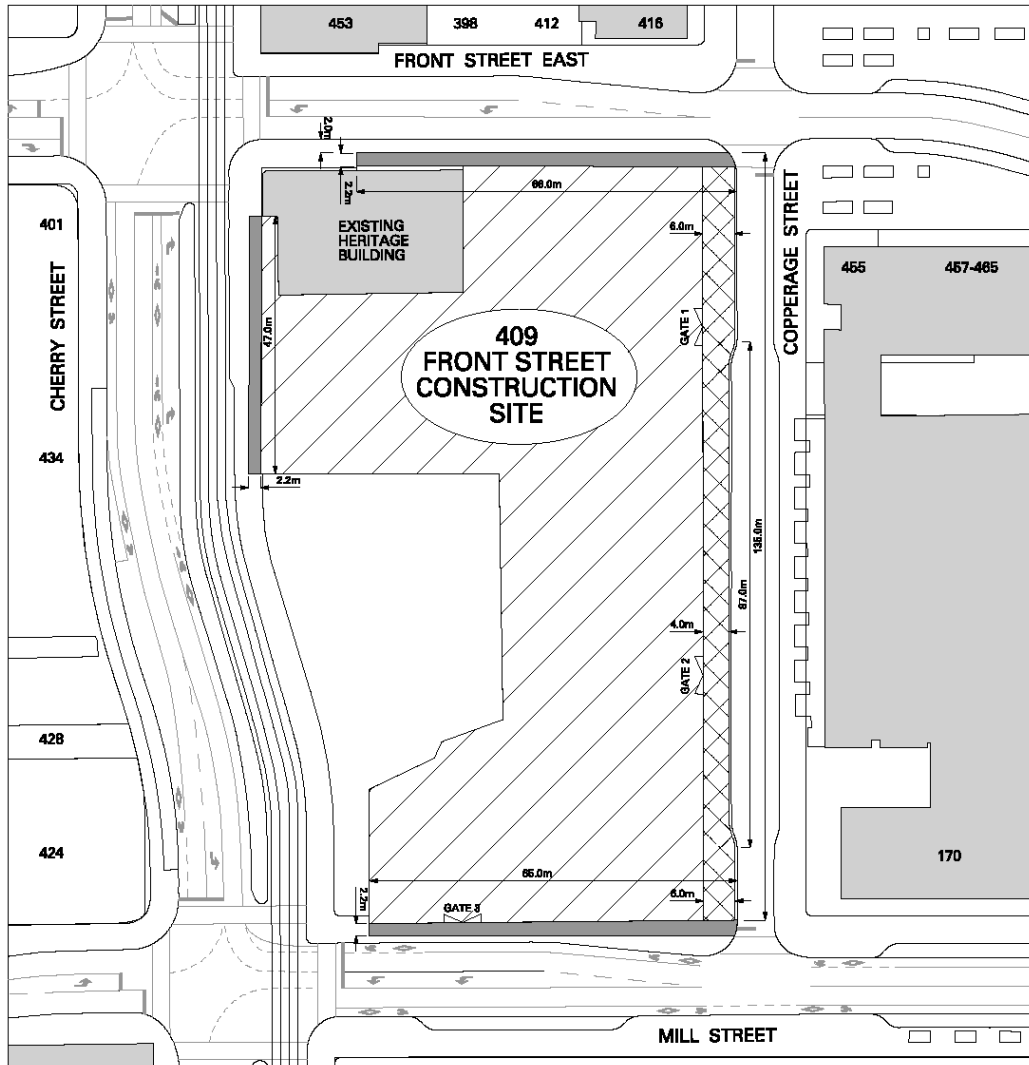
SIGNATURE

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

ATTACHMENTS

1. Proposed Construction Staging Area - 409 Front Street East

Construction Staging Area - 409 Front Street East



SCALE: N.T.S.

LEGEND:

- PROPOSED JERSEY BARRIER
- ▨ PROPOSED CONSTRUCTION STAGING AREA
- ▧ PROPOSED CONSTRUCTION SITE
- ▤ PROPOSED COVERED PUBLIC LANEWAY
- ▥ PROPOSED 2.2m MINIMUM COVERED WALKWAY
- +— PROPOSED FAST FENCE
- PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-64 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.

409 FRONT STREET EAST PROPOSED CONSTRUCTION STAGING AREA



DWG. NO. 421T-0146 O.K. APRIL, 2021 TRANSPORTATION SERVICES TORONTO & EAST YORK DISTRICT