

Construction Staging Area Time Extension - 25 Ontario Street

Date: April 22, 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.

First Gulf is constructing a 24-storey office building at 25 Ontario Street. The site is located on the southeast corner of Adelaide Street East and Ontario Street. The east sidewalk and a 3.3 metre wide portion of the most easterly curb lane on Ontario Street is currently closed to accommodate a construction staging area. Toronto and East York Community Council at its meeting on June 18, 2020, approved the subject staging area on Ontario Street from June 19, 2020 to June 30, 2021. Toronto and East York Community Council approved the construction staging area for a period of one year, although the developer had indicated they would require the construction staging area until September 30, 2022. The developer has experienced some delays due to COVID-19 that has delayed the completion of their project until the end of December 2022.

Transportation Services is requesting authorization to extend the duration of the construction staging area for an additional 18 months (i.e. July 1, 2021 to December 31, 2022) to allow for the construction of the development to be completed.

Pedestrian movements on the east side of Ontario Street abutting the site are restricted. A temporary pedestrian walkway along the closed portion of the east sidewalk could not be installed due to insufficient roadway width to maintain both the temporary walkway and the southbound traffic operations on Ontario Street.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the continuation of closure of the east sidewalk and a 3.3 metre wide portion of the southbound curb lane on Ontario Street, between Adelaide Street East and a point 47 metres south of Adelaide Street East, from July 1, 2021 December 31, 2022.
2. 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.
3. Toronto and East York Community Council direct the applicant to continue to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
4. 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, resident associations and George Brown College administration, in advance of any physical road modifications.
5. Directed the applicant, in consultation with Transportation Services, to continue to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes and to ensure that pedestrians, cyclists and motorists safety are considered at all times.
6. Toronto and East York Community Council direct the applicant to continue 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.
7. Toronto and East York Community Council direct the applicant to continue 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.
8. Toronto and East York Community Council direct the applicant to continue to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
9. Toronto and East York Community Council direct the applicant to continue 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.

10. Toronto and East York Community Council direct the applicant to continue 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.

11. Toronto and East York Community Council direct the applicant to continue a 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 that Ontario 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. First Gulf 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 Ontario Street, these fees will be approximately \$184,000.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on June 18, 2020, adopted as amended Item TE15.20 entitled "Construction Staging Area - 25 Ontario Street" and in so doing, approved the closure of the east sidewalk and a 3.3-metre-wide portion of the most easterly curb lane on Ontario Street between Adelaide Street East and point 47 metres south of Adelaide Street East, from June 19, 2020 to June 30, 2021

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE15.20>

COMMENTS

Status of the Development

A mixed-use development consisting of a 24-storey office building with a four-level underground parking garage is being constructed by First Gulf at 25 Ontario Street. The site is bounded by Adelaide Street East to the north, existing residential uses (501 Adelaide Street East) to the east, existing mixed use development (280 King Street East) to the south and Ontario Street to the west.

Toronto and East York Community Council approved the subject staging area for a period of one-year, despite knowing that the development would require a substantially longer duration. Despite the best efforts by the developer to stay on schedule, they have

experienced some delays due to COVID-19 and have indicated that the initial completion date of September 2022 has been extended to December 2022.

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

- Excavation and shoring: November 2019 to February 2021;
- Below grade formwork: March 2021 to August 2021;
- Above grade formwork: August 2021 to August 2022;
- Building envelope phase: December 2021 to October 2022; and
- Interior finishes stage: July 2021 to December 2022.

Based on the information provided by the developer, the entire site has been excavated lot line to lot line on all four sides to a depth of 20 metres from street level. They are currently working on the below grade formwork and footings for the parking garage. 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, the continued occupation of the road tight-of-way on Ontario Street is essential for construction staging operations.

Therefore, occupation of the right-of-way on Ontario Street is essential to facilitate the construction of the development. The construction staging area will continue to be set up within the road right-of-way on the east side of Ontario Street for an additional 18 months. A covered walkway will also continue to be installed over the existing sidewalk along Adelaide Street East abutting the site.

Construction Staging Areas

Ontario Street, in the vicinity of the site, is a north-south local roadway that operates one-way southbound with an average pavement width of 7.3 metres. There is no TTC service provided on the subject section of Ontario Street.

The construction staging area for the development is currently within the right-of-way on the east side of Ontario Street. The east sidewalk and a 3.3 metre wide portion of the most easterly curb lane Ontario Street, between Adelaide Street East and a point 47 metres south, is currently closed to accommodate the construction staging operations for the development. The construction staging area is being utilized to accommodate construction material deliveries by the tractor-trailer units and concrete trucks, person and material hoist and worker facilities. The remaining road width of 4.5 metres is sufficient to maintain one-way southbound vehicular traffic only on the subject section of Ontario Street.

As a result of the sidewalk closure, pedestrian movements along the east side of Ontario Street abutting the site are restricted. A temporary pedestrian walkway could not be installed within the closed portion of the southbound lane due to insufficient roadway width. To ensure pedestrians are advised of this temporary sidewalk closure, appropriate advanced warning signage has been installed to clearly inform pedestrians to use the east sidewalk on Ontario Street at the following intersections:

Construction Staging Area -
25 Ontario Street

- Adelaide Street East and Ontario Street; and
- King Street East and Ontario Street

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 City's five-year major capital works program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Ontario Street is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that First Gulf 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.,
Acting Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 25 Ontario Street

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