

Construction Staging Area - 89, 97 and 99 Church Street (Church Street and Lombard Street)

Date: June 2, 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.

Minto Communities is constructing a 48-storey mixed use building at 89, 97 and 99, Church Street. The site is located on northeast corner of Church Street and Lombard Street.

Transportation Services is requesting authorization to close the north sidewalk and a four-metre-wide portion of the westbound curb lane on Lombard Street, between Church Street and a point 36 metres east, for a period of 35 months (i.e., July 16, 2021 to May 31, 2024) to accommodate a construction staging area. In addition, Transportation Services is requesting authorization to close the east sidewalk and a 2.8-metre-wide portion of the northbound curb lane on Church Street, between Lombard Street and a point 41 metres north, for a period of 35 months (i.e., July 16, 2021 to May 31, 2024) to accommodate a construction staging area.

Pedestrian operations on the north side of Lombard Street will be maintained in 1.7-metre-wide covered and protected walkway and the pedestrian operations on the east side of Church Street will be maintained in 2.1-metre-wide covered and protected walkway. Both are located within the closed portion of the existing lanes.

The construction staging area on Church Street will result in the loss of one northbound traffic lane abutting the site. Two-way traffic will be maintained in two 3.5-metre-wide lanes on Lombard Street. In addition, a total of three pay and parking spaces will be lost as a result of the construction staging area on Lombard Street.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of north sidewalk and a four-metre-wide portion of the westbound curb lane on Lombard Street, between Church Street and a point 36 metres east, from July 16, 2021 to May 31, 2024.
2. Toronto and East York Community Council authorize the closure of the east sidewalk and a 2.8-metre-wide portion of the northbound curb lane on Church Street, between Lombard Street and a point 41 metres north, from, July 16, 2021 to May 31, 2024.
3. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the north side of Lombard Street, between Church Street and a point 33 metres east.
4. Toronto and East York Community Council rescind the existing standing prohibition in effect at all times on the south side of Lombard Street, between Church Street and a point 40 metres east.
5. Toronto and East York Community Council amend 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 \$4.00 per hour and for a maximum period of 3 hours, on the north side of Lombard Street, between a point 33 metres east of Church Street and a point 41 metres further east, to be in effect between a point 45 metres east of Church Street and a point 34 metres further east.
6. Toronto and East York Community Council amend 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 \$4.00 per hour and for a maximum period of 3 hours, on the south side of Lombard Street, between a point 40 metres east of Church Street and a point 41 metres further east, to be in effect between a point 45 metres east of Church Street and a point 29 metres further east.
7. Toronto and East York Community Council prohibit stopping at all times on both sides of Lombard Street, between Church Street and a point 45 metres east.
8. Toronto and East York Community Council amend the existing parking prohibition in effect between 7:30 a.m. and 9:30 a.m., Monday to Friday, except public holidays, on the east side of Church Street, between Front Street East and Carlton Street, to be in effect from Front Street East to Lombard Street and from a point 41 metres north of Lombard Street to Carlton Street.

9. Toronto and East York Community Council amend the existing stopping prohibition in effect between 3:30 p.m. and 6:30 p.m., Monday to Friday, except public holidays, on the east side of Church Street, between King Street East and Carlton Street, to be in effect from King Street East to Lombard Street and from a point 41 metres north of Lombard Street to Carlton Street.
10. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on both sides of Church Street, between Queen Street East and Adelaide Street East.
11. Toronto and East York Community Council prohibit parking at all times on the east side of Church Street, between Queen Street East and a point 41 metres north of Lombard Street, and from Lombard Street to Adelaide Street East.
12. Toronto and East York Community Council prohibit parking at all times on the west side of Church Street, between Queen Street East and Adelaide Street East.
13. Toronto and East York Community Council prohibit stopping at all times on the east side of Church Street, between Lombard Street and a point 41 metres north.
14. 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.
15. Toronto and East York Community Council direct the applicant to install a wash stations at all exits within the staging area to clean truck tires in order to eliminate dirt and mud from entering the municipal road network.
16. Toronto and East York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
17. 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.
18. 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.
19. 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.

20. 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.

21. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

22. 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.

23. 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.

24. Toronto and East York Community Council direct that Church Street and Lombard Street be returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Minto Communities 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 Church Street and Lombard Street, these fees will be approximately \$525,000 including lost revenue from the parking machines.

DECISION HISTORY

Local Planning Appeal Tribunal, formerly known as The Ontario Municipal Board, pursuant to its Order issued May 27, 2020 in relation to Board Case No. PL170328 authorized an amendment to Zoning By-law No. 438-86 and 569-2013, for the lands municipally known as 89, 97 and 99 Church Street.

City Council, at its meeting on July 23, 24, 25, 26, 27 and 30, 2018, adopted Item MM44.127 entitled "89, 97, 99 Church Street - Revisions to Item CC43.17 - Zoning Amendment Application - Request for Direction"

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.MM44.127>

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<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CC43.17>

City Council, at its meeting on October 2, 3 and 4, 2017, adopted Item TE26.28 entitled "89, 97, 99 Church Street - Zoning Amendment Application - Request for Direction"

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.28>

COMMENTS

The Development and Timeline

A 48-storey mixed-use building is being constructed by Minto Communities at 89, 97 and 99 Church Street. The site is located on the northeast corner of Church Street and Lombard Street and is bounded by a 5-storey office building (103 Church Street) to the north, a 10-storey residential building (76 Lombard Street) to the east, Lombard Street to the south and Church Street to the west. The development, in its completed form, will consist of 418 dwelling units, with ground-floor retail and a six-level underground parking garage for approximately 86 vehicles. Permanent access will be from Lombard Street.

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts of the construction on all road users. 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 21 metres from street level. 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.

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

- Excavation and shoring: October 2020 to June 2021;
- Below grade formwork: July 2021 to January 2022;
- Above grade formwork: February 2022 to August 2023;
- Building envelope phase: April 2022 to May 2023; and
- Interior finishes stage: July 2022 to May 2024.

A construction staging area will be set up within the road right-of-way on the north side of Lombard Street and east side of Church Street for a period of 35 months.

Existing Conditions

Lombard Street is characterized by the following conditions:

- It is a two-way east-west collector roadway
- It operates two-way traffic on a pavement width of approximately 11 metres.
- The posted speed limit is 30 km/h.
- There is no TTC service on Lombard Street
- There are sidewalks located on both sides of the street

North Side

- "No Parking Anytime" between Church Street and a point 33 metres east
- Pay and display parking is 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, three-hour maximum, between a point 33 metres east of Church Street and a point 41 metres further east

South Side

- "No Standing Anytime" between Church Street and point 40 metres east
- Pay and display parking is 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, three-hour maximum, between a point 40 metres east of Church Street and a point 39 metres further east

Church Street is characterized by the following conditions:

- It is a two-way north-south minor arterial roadway
- It operates two-way traffic on a pavement width of approximately 13 metres
- The speed limit is 50 km/h
- There is no TTC service on Church Street
- There are sidewalks located on both sides of the street

East Side

- No parking anytime between Queen Street East and Adelaide Street East
- No Stopping is in effect 3:30 p.m. to 6:30 p.m. Monday To Friday, between King Street East and Carlton Street

West Side

- No parking anytime between Queen Street East and Adelaide Street East
- No Stopping is in effect 7:30 a.m. to 9:30 a.m. Monday To Friday, between Wellington Street East to Yonge Street

Proposed Construction Staging Areas:

Construction staging operations on Lombard Street will take place within the existing boulevard allowance and a portion of the westbound curb lane fronting the site. Subject to approval, the north sidewalk and a four-metre-wide portion of the westbound curb lane on Lombard Street will be closed, between Church Street and a point 36 metres east, from July 16, 2021 to May 31, 2024. Two-way traffic will be maintained in two 3.5 metre wide lanes. Pedestrian operations on the north side of Lombard Street will be maintained in a 1.7-metre-wide covered and protected walkway within the closed portion of the existing lane.

In addition, construction staging operations on Church Street will take place within the existing boulevard allowance and a portion of the northbound curb lane fronting the site. Subject to approval, the east sidewalk and a 2.8-metre-wide portion of the northbound curb lane on Church Street will be closed, between Lombard Street and a point 41 metres north, from July 16, 2021 to May 31, 2024. Pedestrian operations on the east side of Church Street will be maintained in a 2.1-metre-wide covered and protected walkway within the closed portion of the existing lane. The construction staging area will result in the loss of one northbound traffic lane abutting the site.

In order to ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site, it is proposed that stopping be prohibited at all times on both sides of Lombard Street, between Church Street and a point 45 metres east. This will result in the loss of three paid parking spaces, two on the north side and one on the south side of Lombard Street. The developer is aware that they are responsible for any lost revenue from the pay-and-display parking.

In order to ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site, it is proposed that stopping be prohibited at all times on the east side of Church Street, between Lombard Street and a point 30.5 metres north. Parking is currently prohibited at all times within this area and will not impact the available parking in the area.

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

The proposed construction staging area will be utilized to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower crane, temporary material storage and worker facilities.

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 Minto Communities 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

Attachment 1: Proposed Construction Staging Area - 89 Church Street

Proposed Construction Staging Area - 89 Church Street

