

## **Construction Staging Area – 55-61 Charles Street East**

**Date:** August 23, 2021  
**To:** Toronto and East York Community Council  
**From:** Acting Director, Traffic Management, Transportation Services  
**Wards:** Ward 11, University-Rosedale; Ward 13, Toronto Centre

### **SUMMARY**

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This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

MOD Developments (Charles) Limited Partnership is constructing a 48-storey residential building at 55-61 Charles Street East. The site is located on the south-west corner of Charles Street East and Macy DuBois Lane (east intersection).

Transportation Services is requesting approval to close the south sidewalk and a 2.7 metre-wide portion of the westbound south-side curb lane on Charles Street East, between Macy DuBois Lane (east intersection) and a point 45.8 metres west for a period of 33 months (i.e. October 1, 2021 to June 30, 2024) to accommodate a construction staging area. The number of westbound lanes will not be reduced on Charles Street East and westbound traffic will be maintained by a 4.6 metre-wide lane.

Pedestrian operations on the south side of Charles Street East will be maintained in a 1.7 metre-wide covered and protected walkway within the closed portion of the existing lane.

The installation of the construction staging area will result in the loss of approximately six parking machine spaces on the north side of Charles Street East.

### **RECOMMENDATIONS**

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

1. Toronto and East York Community Council authorize the closure of the south sidewalk and a 2.7 metre-wide portion of the westbound south-side curb lane on

Charles Street East, between Macy DuBois Lane (east intersection) and a point 45.8 metres west, from October 1, 2021 to June 30, 2024.

2. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 9:30 a.m. to 6:00 p.m., Monday to Friday and 8:00 a.m. to 6:00 p.m., Saturday, at a rate of \$4.00 per hour and for a maximum period of 3 hours, on the north side of Charles Street East, between Macy DuBois Lane (east intersection) and a point 45.8 metres west.

3. Toronto and East York Community Council rescind the existing parking prohibition in effect 7:30 a.m. to 9:30 a.m., Monday to Friday, except public holidays, on the north side of Charles Street East, between Macy Dubois Lane (east intersection) and a point 45.8 metres west south.

4. Toronto and East York Community Council rescind the existing permit parking 12:01 a.m. to 7:00 a.m. on the even side of Charles Street East, from Macy Dubois Lane (east intersection) to a point 45.8 metres west.

5. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the south side of Charles Street East, between Macy Dubois Lane (east intersection) and a point 45.8 metres west.

6. Toronto and East York Community Council prohibit stopping at all times on the north and south sides of Charles Street East, between Macy DuBois Lane (east intersection) and a point 45.8 metres west.

7. 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.

8. Toronto and East York Community Council direct the applicant 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.

9. 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.

10. 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.

11. Toronto and East York Community Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone 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.

12. 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 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.

13. 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.

14. 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.

15. 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.

16. Toronto and East York Community Council direct that Yorkville Avenue and Cumberland Street be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. MOD Developments (Charles) Limited Partnership 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 Charles Street East, these fees will be approximately \$497,464.93.

## **DECISION HISTORY**

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City Council, at its meeting on July 16, 17 and 19, 2019, adopted Item TE7.15 entitled "55-61 Charles Street East - Zoning Amendment and Rental Housing Demolition Applications - Final Report".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE7.15>

## COMMENTS

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### The Development and Timeline

MOD Developments (Charles) Limited Partnership is constructing a 48-storey residential building at 55-61 Charles Street East.

The site is bounded by Charles Street East to the north, Macy DuBois Lane to the east and south, an existing 47-storey residential building (45 Charles Street East) to the west. The development, in its completed form, will consist of 100 rental units, 541 condo units, and a four-level underground parking garage for approximately 156 vehicles. Permanent access will be from Macy Dubois Lane.

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 16 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. The use of Macy DuBois Lane was not deemed feasible for staging, as access to the adjacent properties at 620 Church Street and 66 Isabella Street needed to be maintained. Macy Dubois Lane is only 4.2 metres-wide at the existing east entrance and continues this width along the north-south portion of the laneway. The laneway needs to remain clear for garbage truck services and moving truck access to both properties. The east-west portion of Macy Dubois Lane is only six metres-wide and needed to be maintained for two-way traffic. Therefore, occupation of the road right-of-way on Charles Street East is essential to set up construction staging operations for the development.

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

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

### Existing Conditions

Charles Street East is characterized by the following conditions:

- It is a one-lane, westbound collector roadway, with the north side used for parking.
- It operates one-way on a pavement width of approximately 7.3 metres.
- The posted regulatory speed limit is 30 km/h.
- There is no TTC service provided.
- There are sidewalks located on both sides of the street.

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

**North side**

- Parking machines operate for a maximum period of three hours from 9:30 a.m. to 6:00 p.m., Monday to Friday and 8:00 a.m. to 6:00 p.m. on Saturday.
- Parking is prohibited 7:30 a.m. to 9:30 a.m., Monday to Friday, except public holidays.
- Permit parking is available from 12:01 a.m. to 7:00 a.m. daily.

**South side**

- Parking is prohibited during all times.

## **Proposed Construction Staging Area**

Construction staging operations on Charles Street East will take place within the existing boulevard allowance and the westbound curb lane on the south side of Charles Street East, abutting the site. The number of westbound lanes will not be reduced on Charles Street East and westbound traffic will be maintained by a 4.6 metre-wide lane.

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

Pedestrian operations on the south side of Charles Street East will be maintained in a 1.7 metre-wide covered and protected walkway within the closed portion of the existing lane.

In order to ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site, six existing parking machine spaces on the north side of Charles Street East across from the subject construction staging area, will be temporarily rescinded. The applicant will be responsible for paying the lost revenue for these six parking spaces. Stopping will also be prohibited at all times on both sides of Charles Street East in the area of the development.

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 Charles Street East is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that MOD Developments (Charles) Limited Partnership 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**

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

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 55-61 Charles Street East

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