

Construction Staging Area Time Extension - Markham Street (Mirvish Village) (Phase 2 and 3)

Date: November 3, 2021
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 11, University-Rosedale

SUMMARY

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

Westbank Projects Corp. is currently redeveloping a number of properties located in the south-west quadrant of Bloor Street West and Bathurst Street and Bloor Street West and Markham Street. A temporary full closure of Markham Street, between Bloor Street West and Lennox Street is in effect to accommodate construction staging operations for the development. Toronto and East York Community Council, at its meeting on October 17, 2017, approved the subject construction staging area on Markham Street, from October 24, 2017 to October 31, 2019. Toronto and East York Community Council, at its meeting on October 10, 2019, approved a time extension of the construction staging area on Markham Street for an additional 26 months (i.e. November 1, 2019 to December 31, 2021). The developer has requested an additional extension of the duration of the construction staging area on Markham Street due to delays caused by COVID-19, which extended fabrication timelines for construction activities.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Markham Street for an additional five months (i.e. from January 1, 2022 to May 31, 2022), to allow for Phases 2 and 3 of the development to be completed.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the continuation of the full closure of Markham Street, between Bloor Street West and Lennox Street, from January 1, 2022 to May 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 pressure wash the construction site and adjacent sidewalks and roadways daily, or more frequently as needed, to be cleared of any construction debris and made safe.

5. Toronto and East York Community Council direct that Markham 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. Westbank Projects Corp. 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 closure of Markham Street, these fees will be approximately \$390,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on October 10, 2019, adopted Item TE9.40 and, in so doing, authorized a time extension for the full closure of Markham Street, between Bloor Street West and Lennox Street, from November 1, 2019 to December 31, 2021.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE9.40>

Toronto and East York Community Council, at its meeting on October 17, 2017, adopted as amended Item TE27.45 and, in so doing, authorized the full closure of Markham Street, between Bloor Street West and Lennox Street, from October 24, 2017 to October 31, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE27.45>

COMMENTS

Status of the Development

A mixed-use development is currently being constructed by Westbank Projects Corp. on the parcels of land located in the south-west corner of Bloor Street West and Bathurst Street and Bloor Street West and Markham Street.

The development in its completed form will include multiple multi-storey buildings containing approximately 800 dwelling units along with non-residential uses including a publicly accessible market, a public park and a day nursery. A four-level underground parking garage will be provided to meet the parking needs of the development with permanent access from Lennox Street.

Based on the information provided by the developer, the project has experienced construction delays relating to COVID-19, which resulted in extended fabrication timelines for construction activities, including exterior cladding.

Consequently, the delays have impacted the original construction schedule. Major construction activities and associated timelines for the development are as follows:

- Above Grade Formwork: Ongoing to March 2022.
- Building Envelope Phase: Ongoing to December 2022.
- Interior Finishes Stage: December 2021 to February 2023.

The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, the continued closure of Markham Street until May 31, 2022 is essential to complete the development.

Construction Staging Areas

Construction staging operations for the development currently involves the temporary full closure of Markham Street, between Bloor Street West and Lennox Street. In addition, there is construction staging in effect within the road right-of-way on the south side of Bloor Street West, the west side of Bathurst Street and the north side of Lennox Street.

For the construction staging operations on the west side of Bathurst Street, the sidewalk and southbound curb lane are closed, between Bloor Street West and a point 72.5 metres south, and between a point 85.5 metres south of Bloor Street West and Lennox Street. Pedestrians are directed to a 1.7 metre wide covered and protected walkway within the closed portion of the southbound curb lane. Bathurst Street in the immediate vicinity of the site operates as one southbound traffic lane and two northbound traffic lanes.

A covered and protected walkway has been established within the existing boulevard space on the south side of Bloor Street West and the north side of Lennox Street.

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

Overall, the existing construction staging areas are operating acceptably and Transportation Services does not recommend any modifications to the Markham Street closure for the duration of the extension period (i.e. January 1, 2022 to May 31, 2022).

A review of the City's Five-Year Major Capital Works Program indicates there are no capital works projects planned in the closed portion of Markham Street. Therefore, the time extension of the Markham Street closure is not expected to conflict with the City's capital works projects.

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 - Markham Street (Mirvish Village)
(Phase 2 and 3)

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