

Construction Staging Area - 400-420 King Street West (Charlotte Street)

Date: November 3, 2021
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 10, Spadina-Fort York

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on King Street West, City Council approval of this report is required.

TMG Builders is constructing a 49-storey mixed use residential condominium development at 400-420 King Street West. The site is located at the north-east corner of King Street West and Charlotte Street.

Transportation Services is requesting authorization to close the east sidewalk on Charlotte Street, between King Street West and a point 45 metres to the north, for a period of 61 months (i.e., December 16, 2021 to December 31, 2026) to accommodate a construction staging area. Transportation Services is also requesting authorization to close the north side sidewalk and a 2.6 metre-wide portion of the westbound curb lane on King Street West, between Charlotte Street and a point 66 metres to the east, for a period of 26 months (i.e., July 1, 2022 to August 31, 2024).

Pedestrian movements on the east side of Charlotte Street abutting the site will be restricted and pedestrians will be directed to the west side sidewalk of Charlotte Street. Pedestrian operations on the north side of King Street West will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the westbound curb lane.

The number of northbound lanes will not be reduced on Charlotte Street. There will still be one westbound lane on King Street West, in which stopping will be prohibited at all times, and there will be no impact on the two eastbound lanes for traffic.

RECOMMENDATIONS

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

1. City Council authorize the closure of the east sidewalk on Charlotte Street, between King Street West and a point 45 metres to the north, from December 16, 2021 to December 31, 2026.
2. City Council authorize the closure of the north sidewalk and a 2.6 metre-wide portion of the westbound curb lane on King Street West, between Charlotte Street and a point 66 metres east, from July 1, 2022 to August 31, 2024.
3. City Council rescind the existing stopping prohibition in effect at all times on the north side of King Street West, between Charlotte Street and a point 54.5 metres east.
4. City Council prohibit stopping at all times on the north side of King Street West, between Charlotte Street and Peter Street.
5. City Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways daily, or more frequently as needed, to keep clear of any construction debris and made safe.
6. City Council direct the applicant to ensure that the existing sidewalks and/or any proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
7. City 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. City 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. City 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. City 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. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

12. City 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.

13. City 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.

14. City Council direct that Charlotte Street and King Street West be returned to their pre-construction traffic and parking regulations when the project is complete, except for recommendation #4.

FINANCIAL IMPACT

There is no financial impact to the City. TMG Builders 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 Charlotte Street and King Street West, these fees will be approximately \$350,000.00.

DECISION HISTORY

Local Planning Appeal Tribunal, formally known as The Ontario Municipal Board, pursuant to its Order issued August 31, 2021 in relation to Board Case No. PL180387 authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 400-420 King Street West.

On July 28, 2020 City Council adopted Item CC23.12 entitled "400 - 420 King Street West - Zoning By-law Amendment Application - Local Planning Appeal Tribunal Appeal - Request for Direction". The City Council decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.CC23.12>

COMMENTS

The Development and Timeline

TMG Builders is constructing a 49-storey mixed use condominium development with 612 residential units, two levels of at grade retail/commercial and three-levels of underground parking for 116 parking spaces, at 400-420 King Street West. Permanent access for pedestrians will be from Charlotte Street and King Street West, and vehicle access will be from a rear public laneway.

The site is bounded by a laneway to the north, a two-storey commercial building to the east, King Street West to the south and Charlotte Street to the west.

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 approximately 10 metres.

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

- Demolition: from December 2021 to July 2022;
- Excavation and shoring: from December 2021 to July 2022;
- Below grade formwork: from July 2022 to February 2023;
- Above grade formwork: from February 2023 to December 2025;
- Building envelope phase: from June 2024 to January 2026; and
- Interior finishes stage: from October 2024 to October 2026.

Existing Conditions

Charlotte Street is characterized by the following conditions:

- It is a three-lane, north-south local roadway
- It operates two-way traffic on a pavement width of approximately 9.8 metres
- It has a posted regulatory speed limit of 30 km/h
- There are sidewalks located on both sides of the street
- Streetcars share the centre/median southbound lane with other vehicular traffic
- There is TTC service provided by the 501 streetcar route

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

East Side

- No stopping anytime

West Side

- No stopping anytime

King Street West is characterized by the following conditions:

- It is a four-lane, east-west major arterial roadway
- It operates two-way traffic on a pavement width of approximately 12.4 metres
- It has a posted regulatory speed limit of 40 km/h
- There are sidewalks located on both sides of the street
- Streetcars share the centre/median lanes with other vehicular traffic
- There is TTC service provided by the 304, 501, 504 and 508 streetcar routes

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

North Side

- No stopping anytime

South Side

- Commercial loading zone anytime
- No parking anytime

Proposed Construction Staging Area

The construction staging area for the development has been proposed to take place within the existing boulevard allowance on the east side of Charlotte Street, and the existing boulevard allowance and the westbound curb lane on the north side of King Street West, abutting the site. The east sidewalk on Charlotte Street, between King Street West and a point 45 metres to the north, will be closed to accommodate construction staging operations for the development. The north sidewalk and a 2.6 metre-wide portion of the westbound lane on King Street West, between Charlotte Street and a point 66 metres east, will also be closed to accommodate construction staging operations.

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

Pedestrian movements on the east side of Charlotte Street abutting the site will be restricted and pedestrians will be directed to the west side sidewalk of Charlotte Street. Pedestrians wishing to cross Charlotte Street north or south of the staging area will be able to do so at the stop controlled intersections located at Adelaide Street West or King Street West respectively. Pedestrian operations on the north side of King Street West will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane.

The number of northbound lanes will not be reduced on Charlotte Street. There will still be one westbound lane on King Street West, in which stopping will be prohibited at all times, and there will be no impact on the two eastbound lanes for traffic. The proposed construction staging areas will not impact the existing TTC street service on Charlotte Street or King Street West, except for a TTC stop on King Street West, east of Charlotte Street, which will be relocated.

A review of the City's Five-Year Major Capital Works Program indicates that Toronto Water work and TTC track replacement/repair work are planned on King Street West, to begin in 2024. The developer was informed that any request for a time extension may conflict with the work, and the staging areas may need to be temporarily removed or modified after August 31, 2024 to accommodate the City's planned activities. Failure of the developer to remove the staging area by August 31, 2024 may result in the developer being responsible to cover any cost penalties incurred by the City as a result.

Through ongoing dialogue with the developer, Transportation Services is satisfied that TMG Builders has looked at all options to minimize the duration and impact of the construction staging area on all road users. At the end of the approved closure period, staff will review the need for an extension and if any changes to the approval conditions are required.

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

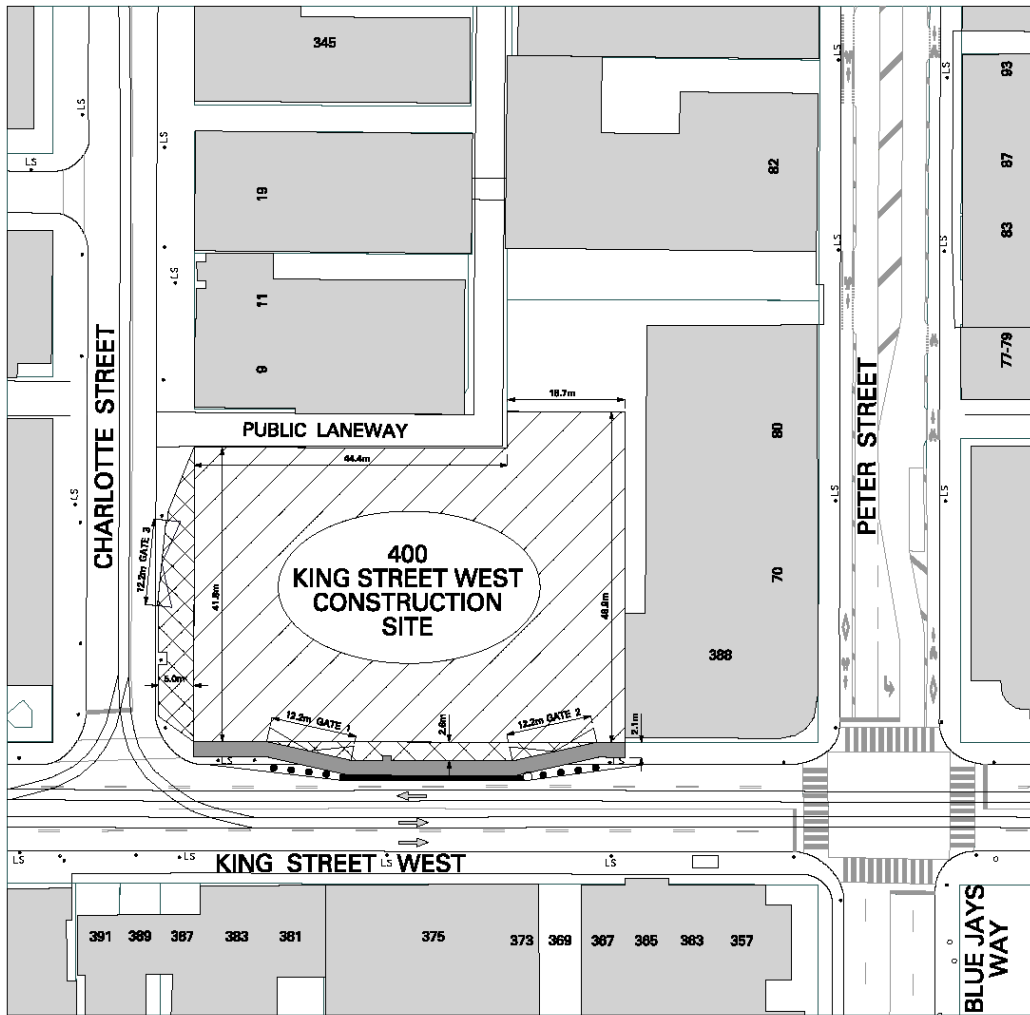
SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 400-420 King Street West

Attachment 1: Proposed Construction Staging Area - 400-420 King Street West



LEGEND:

- PROPOSED JERSEY BARRIER
- ▨ PROPOSED CONSTRUCTION STAGING AREA
- ▧ PROPOSED CONSTRUCTION SITE
- ▤ PROPOSED COVERED PUBLIC LANEWAY
- ▥ PROPOSED 2.1m MINIMUM COVERED WALKWAY
- +—+—+ PROPOSED FAST FENCE
- PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-54 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.

PROPOSED CONSTRUCTION STAGING AREA STAGE 2 - 400 KING STREET WEST



FILE NO. 421T - 0248

SCALE : N.T.S.

DRAWN BY : O. K.

DATE : OCT. 2021