

## **Construction Staging Area – 244-260 Church Street**

**Date:** January 31, 2022  
**To:** Toronto and East York Community Council  
**From:** Director, Traffic Management, Transportation Services  
**Wards:** Ward 13, Toronto Centre

### **SUMMARY**

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

250 Church Limited Partnership is constructing a 52-storey mixed-use residential condominium building with 681 residential units and two retail units on the ground floor at 244-260 Church Street. The site is located at the south-west corner of Church Street and Dundas Street East.

Transportation Services is requesting approval to close a section of the first north-south public laneway west of Church Street, south of Dundas Street East, for a period of 41 months from March 1, 2022 to July 31, 2025, to accommodate a construction staging area. During the same time period, Transportation Services is also requesting approval to close a 1.0 metre wide portion of the City right-of-way abutting the development site along Dundas Street East and a 0.6 metre wide portion of the right-of-way abutting the development site along Church Street.

### **RECOMMENDATIONS**

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

1. City Council authorize the closure of the first north-south public laneway west of Church Street, between a point 11.4 metres south of Dundas Street East and a point 37 metres further south, from March 1, 2022 to July 31, 2025.
2. City Council authorize the closure of a 1.0 metre wide portion of the right-of-way abutting the development site on Dundas Street East, between Church Street and a point 26.8 metres further west, from March 1, 2022 to July 31, 2025.

3. City Council authorize the closure of a 0.6 metre wide portion of the right-of-way abutting the development site on Church Street, between Dundas Street East and a point 38 metres further south, from March 1, 2022 to July 31, 2025.
4. City Council rescind the existing parking prohibition in effect at all times on the south side of Dundas Street East, between the first laneway west of Church Street and Bond Street.
5. City Council rescind the existing stopping prohibition in effect from 7:30-9:30 a.m. and 3:30 p.m. to 6:30 p.m. Monday to Friday, except public holidays, on the south side of Dundas Street East, between the first laneway west of Church Street and Bond Street.
6. City Council prohibit stopping at all times on the south side of Dundas Street East, between the first laneway west of Church Street and Bond Street.
7. City Council rescind the existing parking prohibition in effect at all times on the north side of Dundas Street East, between Church Street and Bond Street.
8. City Council rescind the existing stopping prohibition in effect from 7:30-9:30 a.m. and 3:30 p.m. to 6:30 p.m. Monday to Friday, except public holidays, on the north side of Dundas Street East, between Church Street and Bond Street.
9. City Council prohibit stopping at all times on the north side of Dundas Street East, between the first laneway west of Church Street and Bond Street.
10. City 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.
11. City 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.
12. 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.
13. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrian, cyclist and motorist safety is considered at all times.
14. City 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.
15. City 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.

16. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

17. 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.

18. 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.

19. City Council direct that Dundas Street East, Church Street, and the first north-south public laneway south of Dundas Street East and west of Church Street be returned to their 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. 250 Church 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 Dundas Street East, Church Street, and the first north-south public laneway south of Dundas Street East and west of Church Street, these fees will be approximately \$1,122,000.00.

## **DECISION HISTORY**

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City Council, at its meeting on May 5 and 6, 2021, adopted Item TE24.9 and in doing so, amended Zoning By-law No. 438-86 for the lands municipally known as 244-260 Church Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE24.9>

## **COMMENTS**

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### **The Development and Timeline**

250 Church Limited Partnership is constructing a 52-storey mixed-use residential condominium building with 681 residential units, two retail units on the ground floor and 4 levels of underground parking for 81 vehicles at 244-260 Church Street. The site is located at the south-west corner of Church Street and Dundas Street East. The site is bounded by Dundas Street East to the north, Church Street to the east, a Nishnawbe Home facility to the south and a public laneway to the west.

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 15 metres. 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. Various options were explored by the developer to set up construction staging operations for the development. 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, occupation of the north-south public laneway abutting the west side of the development site, and partial occupations of the City right-of-way along Dundas Street West and Church Street will be essential to set up construction staging operations for the development.

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

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

## **Existing Conditions**

Dundas Street East 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 13 metres
- It has a posted regulatory speed limit of 40 km/h
- There are sidewalks located on both sides of the street
- There is TTC service provided by the 505 streetcar route
- Streetcars share the centre/median lanes with other vehicular traffic
- St. Michael's Choir School is located to the south, between Church Street and Bond Street

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

### **North side**

- No stopping 7:30 a.m. to 9:30 a.m. Monday to Friday, except public holidays
- No parking anytime

### **South side**

- No stopping 7:30 a.m. to 9:30 a.m. Monday to Friday, except public holidays
- No parking anytime

Church Street is characterized by the following conditions:

- It is a four-lane, north-south minor arterial roadway
- It operates two-way traffic on a pavement width of approximately 13 metres

- It has a posted regulatory speed limit of 40 km/h
- There are sidewalks located on both sides of the street
- There is no TTC service.

The parking regulations on Church Street are not applicable to this report.

The public laneway is characterized by the following conditions:

- It is a one-lane, north-south public laneway
- Its pavement width is approximately 5.9 metres
- It has a regulatory speed limit of 50 km/h
- There is no sidewalk on either side of the laneway
- There is no TTC service
- Parking is prohibited on both sides of the laneway

### **Proposed Construction Staging Areas**

Subject to approval, the first north-south public laneway west of Church Street will be closed between a point 11.4 metres south of Dundas Street East and a point 37 metres further south to allow for construction staging operations. Pedestrian access will be closed in the laneway. The developer has coordinated with the owners of 234, 240 and 244 Church Street to confirm there will be no major impacts to any of their operations and have agreed to accommodate any vehicular access as required.

Also subject to approval, a 1.0 metre wide portion of the right-of-way abutting the development site on Dundas Street East will be closed between Church Street and a point 26.8 metres further west. In addition, a 0.6 metre wide portion of the right-of-way abutting the development site on Church Street will be closed between Dundas Street East and a point 38 metres further south. Along both affected areas on Dundas Street East and Church Street, pedestrian operations will be maintained in a 1.7 metre wide covered and protected walkway within the existing sidewalk area. The TTC shelter at the south-west corner of Dundas Street East and Church Street will be relocated just east of the existing location, but will remain at the same corner, where TTC passengers will continue to have streetcar service (the TTC stop location will not be affected).

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

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 areas on the public laneway, Dundas Street East and Church Street are not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that 250 Church Limited Partnership 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 in this report.

## **CONTACT**

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Craig Cripps, Manager, Work Zone Coordination and Mitigation, Transportation Services, 416-397-5020, [Craig.Cripps@toronto.ca](mailto:Craig.Cripps@toronto.ca)

## **SIGNATURE**

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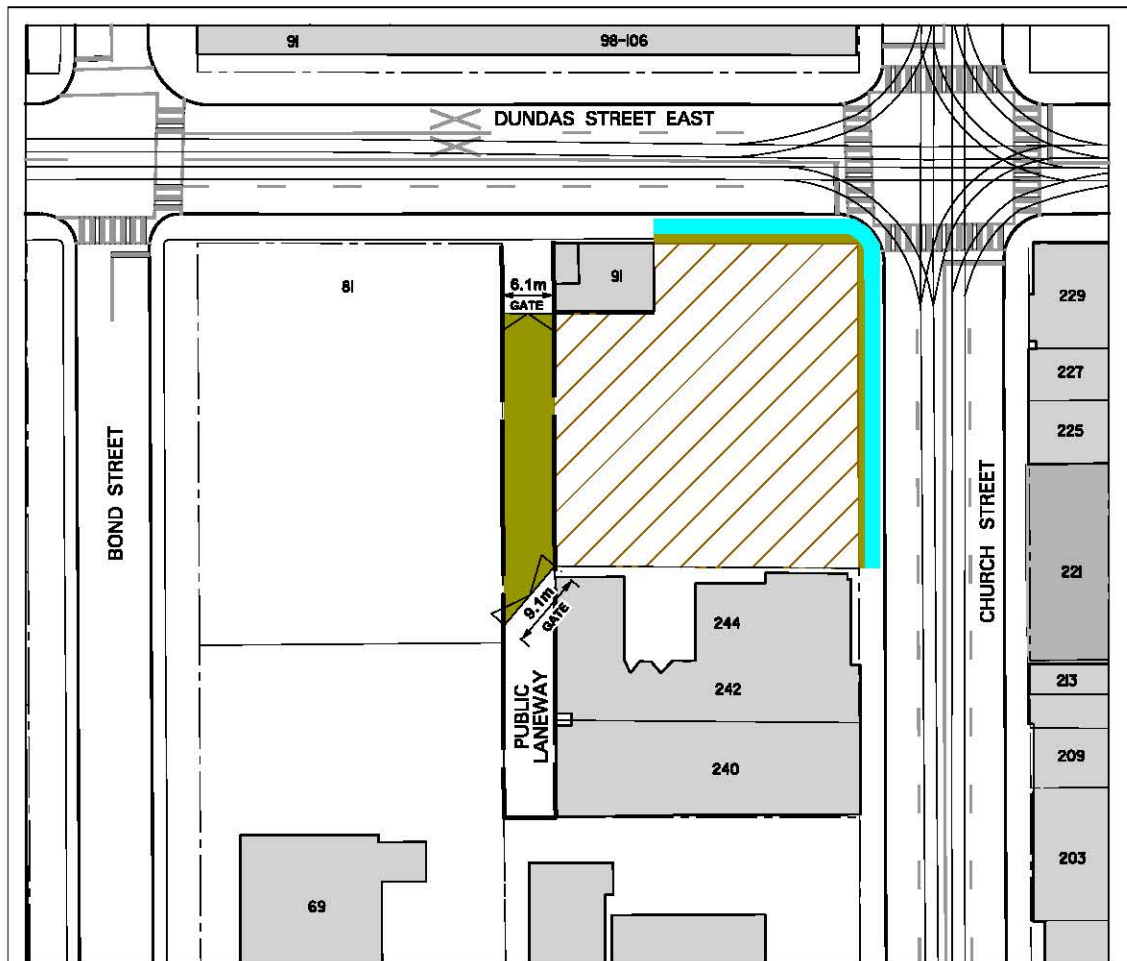
Roger Browne, M.A.Sc., P. Eng.  
Director, Traffic Management, Transportation Services

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 244-260 Church Street

**Attachment 1: Proposed Construction Staging Area - 244-260 Church Street**



**LEGEND**

- PROPOSED JERSEY BARRIER
- PROPOSED CONSTRUCTION STAGING AREA
- ▨ PROPOSED CONSTRUCTION SITE
- PROPOSED COVERED WALKWAY
- ⊙ PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-54 FLEXIBLE DRUM



**PROPOSED CONSTRUCTION STAGING AREA  
250 CHURCH STREET**



FILE NO. 421T - 0271

SCALE: N. T. S.

DRAWN BY: O. K.

DATE: DEC., 2021