

Construction Staging Area Time Extension – 191-201 Church Street (Dalhousie Street)

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

SUMMARY

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

Church Street Limited Partnership is constructing a 39-storey mixed-use development at 191-201 Church Street. The site is located on the east side of Church Street, between Shuter Street and Dundas Street. A portion of the southbound curb lane and west sidewalk on Dalhousie Street is currently closed to accommodate construction staging operations for the development. Toronto and East York Community Council, at its meeting on February 24, 2021, approved the subject construction staging area on Dalhousie Street from March 1, 2021 to March 31, 2022. At the time, the developer indicated they would require the staging area for a total of 45 months, from March 1, 2021 to November 30, 2024.

As the previous permit was only approved for a 13-month period, the developer has requested an extension of the duration of the construction staging area on Dalhousie Street in order to complete the construction of the development.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Dalhousie Street for an additional 26 months, from April 1, 2022 to May 31, 2024, to allow for the construction of the development to be completed.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the continuation of the closure of the west sidewalk and a 2.8 metre wide portion of the southbound lane on Dalhousie Street, between a point 52 metres north of Shuter Street and a point 46 metres further north, from April 1, 2022 to May 31, 2024.

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 continue sweeping the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.
5. 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.
6. Toronto and East York Community Council direct the applicant to continue ensuring that the existing sidewalks or the proposed pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.
7. Toronto and East York Community Council direct the applicant to continue consulting and communicating all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
8. Toronto and East York Community Council direct the applicant to continue installing appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
9. Toronto and East York Community Council direct the applicant to continue 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. Toronto and East York Community Council direct the applicant to continue 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. Toronto and East York Community Council direct that Dalhousie Street be returned to its pre-construction traffic and parking regulations when the project is complete.
12. Toronto and East York Community Council direct the applicant to continue to establish a construction management working group that meets monthly and invite local

stakeholders including Transportation Services, Municipal Licensing and Standards, Toronto Buildings, adjacent Neighbours, and local resident groups.

FINANCIAL IMPACT

There is no financial impact to the City. Church Street 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 Dalhousie Street, these fees will be approximately \$281,000.00.

DECISION HISTORY

At its meeting of February 24, 2021, Toronto and East York Community Council adopted item TE23.61, entitled "Construction Staging Area - 191-201 Church Street - (Dalhousie Street)" and in so doing, authorized the closure of the west sidewalk and a 2.8 metre wide portion of the southbound lane on Dalhousie Street between a point 52 metres north of Shuter Street and a point 46 metres further north.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE23.61>

City Council, at its meeting on February 26, 2020, adopted Item TE13.3 of the Toronto and East York Community Council to amend Zoning By-law Nos. 438-86 and 569-2013, for the lands municipally known as 191-201 Church Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE13.3>

Furthermore, two additional construction staging areas are currently active on Dalhousie Street, between Shuter Street and Dundas Street East (60 Shuter Street/187-189 Church Street and 215-229 Church Street/117 Dundas Street East), in which some of the traffic/parking regulations had previously been amended to permit the installation of the staging areas near their developments and minimise traffic congestion in the area.

The construction staging area for 187-189 Church Street and 60 Shuter Street was approved by Toronto East York Community Council at its meeting on April 4, 2018 (TE31.64) and July 4, 2018 (TE34.217).

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE31.64>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.217>

The construction staging area for 215-219 Church Street and 117 Dundas Street East, was approved by Toronto East York Community Council at its meeting on April 24, 2019 (TE5.48).

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE5.48>

COMMENTS

Development Proposal

Church Street Limited Partnership is constructing a 39-storey condominium building with ground floor retail at 191-201 Church Street. The site is bounded by 203 Church Street (3-storey commercial building) to the north, Dalhousie Street to the east, a 29-storey mixed-use building (187-189 Church Street) under construction to the south, and Church Street to the west.

The development, in its completed form, will consist of 482 dwelling units with ground floor retail and a 4-level underground parking garage, for approximately 80 vehicles. Permanent vehicular access to the development will be provided from Dalhousie Street.

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

- Excavation and shoring: Complete;
- Below grade formwork: from December 2021 to June 2022 (progressing);
- Above grade formwork: from June 2022 to September 2023;
- Building envelope: from July 2023 to November 2023; and
- Interior finishes: from July 2022 to May 2024.

Construction Staging Area

Construction staging operations on Dalhousie Street have been set up within a 2.8 metre wide portion of the southbound lane and sidewalk on the west side of Dalhousie Street, between a point 52 metres north of Shuter Street and a point 46 metres further north. Pedestrian movements on the west side of Dalhousie Street, from Shuter Street to Dundas Street East, will be redirected to the east side of the roadway.

The developer originally requested a closure for 45 months to accommodate construction staging operations; however, Toronto and East York Community Council authorized a period of 13 months with the need for an additional time extension to be reviewed later. The developer has informed staff that due to the built form of the development and limited availability of space, all of the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, the developer has requested an extension of the duration of the construction staging area on Dalhousie Street in order to complete the construction of the development. As the previous approval will end on March 31, 2022, a time extension of the existing construction staging area on Dalhousie Street is being requested from April 1, 2022 to May 31, 2024.

Overall, the existing construction staging area is operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period.

A review of the City's Major Capital Works Program for years 2022-2024 at the time of this report indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the subject construction staging area on Dalhousie Street 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.,
Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 191-201 Church Street (Dalhousie Street)

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