

Construction Staging Area Time Extension - 409 Front Street East (Cooperage Street)

Date: January 10, 2023
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.

EllisDon Corporation is constructing two towers with a total of 400 rental and condominium units connected by an eight-story podium with one level on underground parking and a row of townhomes along Cooperage Street at 409 Front Street East. In addition, a five-storey training and education centre will also be constructed on the subject site. The site encompasses the entire block bounded by Front Street East to the north, Cooperage Street to the east, Mill Street to the south and Cherry Street to the west.

Toronto and East York Community Council, at its meeting on May 19, 2021, approved the temporary closure of west sidewalk on Cooperage Street, between Front Street East and Mill Road, from May 20, 2021 to May 30, 2022. At the time, the developer indicated they would require the staging area for a total of 41 months, from May 20, 2021 to September 30, 2024.

As the previous permit was only approved for a 12-month period, the developer has requested an extension of the duration of the construction staging areas until September 30, 2024 in order to complete the construction of the development.

Transportation Services is requesting authorization to extend the duration of the construction staging areas from January 27, 2023 to September 30, 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 on Cooperage Street, between Front Street East and Mill Road, from January 27, 2023 to September 30, 2024.
2. Toronto and East York Community Council direct the applicant to pressure wash or sweep (weather permitting) the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
3. Toronto and East York Community Council direct the applicant to continue 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.
4. Toronto and East York Community Council direct the applicant to continue to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
5. Toronto and East York Community Council direct the applicant to continue providing 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.
6. Toronto and East York Community Council direct the applicant to continue providing 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.
7. Toronto and East York Community Council direct the applicant to continue 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.
8. Toronto and East York Community Council direct the applicant to continue 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.
9. Toronto and East York Community Council direct the applicant to continue to establish a construction management working group that meets monthly and to invite local stakeholders including Transportation Services, Municipal Licensing and Standards, and Toronto Buildings staff, adjacent neighbours, and local resident groups.

10. Toronto and East York Community Council direct that Cooperage Street be returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. EllisDon Corporation 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 on the public laneway and signage modifications on Cooperage Street, these fees will be approximately \$318,000.00 including lost revenue from the parking machines.

DECISION HISTORY

At its meeting on May 19, 2021, Toronto and East York Community Council adopted item TE25.30, entitled " Construction Staging Area - 409 Front Street East (Cooperage Street)" and in so doing, authorized a construction staging area on Cooperage Street, from May 20, 2021 to May 30, 2022.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.TE25.30>

COMMENTS

The Development and Timeline

One 11-storey rental building and one 12-storey condominium building, connected by an eight-story podium with one-level of underground parking is being constructed by EllisDon Corporation at 409 Front Street East. In addition, this site will also include a row of townhomes along Cooperage Street and a five-story building fronting Cherry Street. The site is bounded by Front Street East to the north, Cooperage Street to the east, Mill Street to the south and Cherry Street to the west. The development, in its completed form, will consist of two residential towers with a total of 400 dwelling units, a five-storey training and education centre and a row of townhomes along the Cooperage Street frontage. The development will include a one-level underground parking garage that will encompass the entire site. Three loading docks will also take access from Cooperage Street.

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

- Above grade formwork: October 2022 to October 2023;
- Building envelope phase: March 2023 to March 2024; and
- Interior finishes stage: October 2022 to October 2024.

The developer originally requested a closure for 41 months to accommodate construction staging operations, however, only a 12 month permit was granted. 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. Continued occupancy of the construction staging areas until the original end date of September 30, 2024 is therefore essential to complete the development.

Construction Staging Area

Construction staging operations on Cooperage Street take place within the west sidewalk the west sidewalk on Cooperage Street, between Front Street East and Mill Street. The traffic lanes will continue to be maintained in the current configuration. With the west sidewalk closed, the appropriate signage has been installed to redirect pedestrians to the sidewalk on the opposite side of the roadway.

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

A review of the City's Five-Year Major Capital Works Program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging area is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that EllisDon Corporation 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

Roger Browne, M.A.Sc., P.Eng.,
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ATTACHMENTS

Attachment 1: Construction Staging Area - 409 Front Street East (Cooperage Street)

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