

Construction Staging Area Time Extension - 40-58 Widmer Street

Date: January 10, 2023
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 10, Spadina-Fort York

SUMMARY

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

Concord Widmer Limited is constructing a 47-storey residential condominium building at 40-58 Widmer Street. The site is located on the west side Widmer Street between Adelaide Street West and Richmond Street West. The west sidewalk and a 1.5 metre wide portion of the most westerly curb lane on Widmer Street, between a point 45 metres north of Adelaide Street West and a point 66 metres further north, are currently closed for construction staging operations.

Toronto and East York Community Council, at its meeting on September 16, 2020, approved the subject construction staging area on Widmer Street from September 16, 2020 to June 30, 2022. The developer has requested an extension of the duration of the construction staging area on Widmer Street, as the site has experienced COVID-19 related construction delays.

Transportation Services is requesting authorization to extend the duration of the construction staging areas from January 27, 2023 to May 31, 2023 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 1.5 metre wide portion of the most westerly curb lane on Widmer Street, between a point 45 metres north of Adelaide Street West and a point 66 metres further north from January 27, 2023 to May 31, 2023.

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 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. Toronto and East York Community Council direct the applicant to continue to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
9. Toronto and East York Community 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.
10. 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.
11. Toronto and East York Community Council direct that Widmer 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. Concord Widmer Limited 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 closure on Widmer Street, these fees will be approximately \$42,000.00, including lost revenue from the parking machines.

DECISION HISTORY

At its meeting on September 16, 2020, Toronto and East York Community Council adopted item TE18.48, entitled "Construction Staging Area - 40-58 Widmer Street" and in so doing, authorized a construction staging area on Widmer Street from September 16, 2020 to June 30, 2022.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.TE18.48>

City Council, at its meeting on February 3 and 4, 2016, adopted Toronto and East York Community Council Item TE13.3 to amend Zoning By-law No. 438-86 for the lands municipally known as 40-58 Widmer Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE13.3>

COMMENTS

Status of the Development

Concord Widmer Limited is building a 47-storey residential condominium at 40-58 Widmer Street. In its completed form, the development will contain 426 residential units and a six-level underground parking garage, with permanent access from the public laneway to the north of the site. The site is bounded by a public laneway to the north, Widmer Street to the east and private laneways south and west.

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

- Building envelope phase: September 2021 to November 2022
- Interior finishes stage: January 2022 to May 2023

The developer has requested an extension of the duration of the construction staging area as the site has experienced COVID-19 related delays.

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 May 31, 2023 is therefore essential to complete the development.

Construction Staging Area

Construction staging operations on Widmer Street are currently taking place within the existing boulevard allowance and a portion of the most westerly northbound curb lane fronting the site. The west sidewalk on Widmer Street is closed between a point 45 metres north of Adelaide Street West and a point 66 metres further north. Additionally, a 1.5 metre wide portion of the most westerly northbound curb lane on Widmer Street is closed in the same area.

Given the narrow pavement width of the subject section of Widmer Street, a pedestrian sidewalk could not be safely maintained on the west side of the street. Advanced warning signage informing pedestrians to use the east sidewalk on Widmer Street, are installed at the intersections of Widmer Street at Adelaide Street West and Widmer Street at Richmond Street West.

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

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 five-year major capital works program shows the development site is within a Metrolinx Review Zone. Therefore, the issuance of the occupation permit by Transportation Services, for construction staging on Widmer Street is conditional and subject to Metrolinx review of potential conflicts with transit project construction. The review also shows that sewer rehabilitation work is planned in 2023, and watermain replacement and local road resurfacing are planned in 2024 on Widmer Street. The developer was informed that at the discretion of Transportation Services, and at no cost to the City of Toronto, the developer will be required to clear the construction staging area to accommodate the City's work. Failure to remove the staging area may result in the developer being responsible to cover any cost penalties incurred by the City as a result.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Widmer Street for periods of less than 30 consecutive days over the five-month life of the project in order to complete construction.

These permits would often contain time of day restrictions to ensure there is no road occupation during peak periods. Based on the nature of this type of construction activity, there are potential risks to the City in not allowing the staging area permit to proceed such as:

- During crane hoisting activities for a project of this scale, in considering Health and Safety regulations, the Police Act and the Ontario Highway Traffic Act give Toronto Police Service officers the discretionary authority to close all lanes of a public highway during the hoist, taking into account wind conditions, as well as both the size and nature of the load.

- Once the pouring of concrete for a structural slab or member is commenced (like a building foundation or floor), it cannot be stopped for any reason (including the commencement of a rush hour restriction) until it is completed in order to maintain its structural integrity.
- This would mean that on any given day during the construction activity, instead of having a single lane occupied 24/7 so that all hoisting would take place within the site, behind the construction hoarding, where the remaining adjacent lanes of traffic operate in a free-flow condition, all lanes of traffic may be held by the paid-duty officer on-site during the hoisting activity, including morning and afternoon peak periods at their sole discretion.
- When the constructor/developer requests the use of adjacent public highway to expand the size of their construction footprint, and bring vehicles into the site, they are also attempting to address their obligations as a constructor/employer under Ontario Regulation 213/91 "Construction Projects" pursuant to the Occupational Health and Safety Act.

The Ward Councillor has been advised of the recommendations in this report.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Construction Staging Area - 40-58 Widmer Street

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