

Construction Staging Area – 135-143 Portland Street

Date: March 9, 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.

Adi Development Group is constructing a 16-storey condominium with a total of 129 units at 135-143 Portland Street. The site is located on the east side of Portland Street in-between Richmond Street West and Adelaide Street West. All ingress and egress will be from Portland Street.

For Phase 1, a portion of the east boulevard on Portland Street will be closed for a period of 7 months, from April 1, 2023 to November 1, 2023 to facilitate construction staging operations. Pedestrian movements on the east side of Portland Street will be maintained.

For Phase 2, Transportation Services is requesting approval to close the east sidewalk and a portion of the northbound curb lane on Portland Street for a period of 19 months, from November 2, 2023 to June 1, 2025 to facilitate construction staging operations. Pedestrian movements on the east side of Portland Street abutting the site will be restricted and pedestrians will be directed to the west side of Portland Street.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of a 5.1 metre wide portion of the east boulevard and a 1.4 metre section of the northbound curb lane on Portland Street between a point 63 metres north of Adelaide Street West and a point 26 metres further north on Portland Street, from November 2, 2023 to June 1, 2025.
2. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 5:00 p.m., Monday to Saturday; 1:00 p.m. to 5:00

p.m. Sunday, on the east side of Portland Street, between a point 50.5 metres north of Adelaide Street West and Richmond Street West.

3. Toronto and East York Community Council rescind the existing permit parking designation in effect all times, except 1 hour parking from 8:00 a.m. to 6:00 p.m., from 5:00 p.m. to 8:00 a.m., 7 days a week on the odd (east) side of Portland Street, from Adelaide Street West to Richmond Street West.

4. Toronto and East York Community Council prohibit stopping at all times on both sides of Portland Street, between a point 63 metres north of Adelaide Street West and a point 26 metres further north.

5. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the west side of Portland Street between a point 63 metres north of Adelaide Street West and a point 26 metres further north.

6. Toronto and East York Community Council authorize parking by permit only on an area basis, within permit parking area 6E, from 12:01 a.m. to 7:00 a.m. daily, on the odd (south) side of Adelaide Street West from Portland Street to Brant Street.

7. Toronto and East York Community Council rescind the existing standing prohibition in effect from 2:00 a.m. to 4:00 a.m., on the south side of Adelaide Street West from a point 33.5 metres east of Portland Street and a point 30.5 metres west of Brant Street.

8. Toronto and East York Community Council authorize parking by permit only on an area basis, within permit parking area 6E, from 12:01 a.m. to 7:00 a.m. daily, on the odd (south) side of Wellington Street West from Portland Street to Draper Street.

9. Toronto and East York Community Council rescind the existing standing prohibition in effect from 2:00 a.m. to 4:00 a.m., on the south side of Wellington Street West from Portland Street to Draper Street.

10. 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.

11. Toronto and East York Community Council direct the applicant to construct and maintain a fully covered, protected, unobstructed, and fully AODA compliant walkway for all pedestrians, including for those with mobility devices for the entire duration of the construction staging area permit.

12. Toronto and East York Community 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.

13. Toronto and East York Community 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.

14. Toronto and East York Community Council direct the applicant to install appropriate signage and request the applicant to install converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.

15. Toronto and East York Community 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. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

17. 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.

18. Toronto and East York Community 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. Toronto and East York Community Council direct that Portland Street be returned to its pre-construction traffic regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Adi Development Group 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 Denison Avenue and Dundas Street West these fees will be approximately \$102,787.57 including lost revenue from the parking machines.

DECISION HISTORY

The Local Planning Appeal Tribunal decision issued on October 31, 2019 and Ontario Land Tribunal Order issued on January 7, 2022 in File PL180067 to amend zoning By-Law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 135-143 Portland Street.

<https://www.toronto.ca/legdocs/bylaws/2022/law0034.pdf>

COMMENTS

The Development and Timeline

The site is bounded by an adjacent property 145 Portland Street to the north, a public laneway to the east, Portland Street to the west and a private driveway 127 Portland Street to the south.

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 5.45 metres.

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

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

Existing Conditions

Portland Street is characterized by the following conditions:

- It is a two-lane, north-south collector roadway
- It operates two way traffic on a pavement width of approximately 7.9 metres
- The speed limit is 30 km/h
- There are sidewalks located on both sides of the street

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

East side

- Permit parking from 5:00 p.m. to 8:00 a.m., daily
- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 5:00 p.m., Mon. to Sat.; 1:00 p.m. to 5:00 p.m. Sun.

West side

- No stopping all times

Proposed Construction Staging Area

During Phase 1, a 3.62 metre wide portion of the east boulevard on Portland Street will be closed for a period of 7 months, from April 1, 2023 to November 1, 2023 to facilitate

construction staging operations. Pedestrian movements on the east side of Portland Street will be maintained in a protected covered walkway.

During Phase 2, the east sidewalk and a 1.4 portion of the northbound curb lane on Portland Street will be closed for a period of 19 months, from November 2, 2023 to June 1, 2025 to facilitate construction staging operations. Pedestrian movements on the east side of Portland Street abutting the site will be restricted and pedestrians will be directed to the west side of Portland Street.

The existing northbound and southbound traffic lanes on Portland Street in the subject area will be maintained. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on both sides of Portland Street.

In order to facilitate safe and efficient inbound and outbound turn manoeuvres, it is recommended that six of the existing parking machine spaces and permit parking spaces on the subject section of Portland Street be temporarily rescinded. The applicant will be responsible for paying the lost revenue for these six parking spaces.

In order to off-set the loss of permit parking spaces on the east side of Portland Street, adjacent to the development site, Transportation Services is recommending the installation of a permit parking area 6E, from 12:01 a.m. to 7:00 a.m. daily, on the south side of Adelaide Street West from Portland Street to Brant Street and on the south side of Wellington Street from Portland Street to Draper Street.

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

A drawing of the proposed second phase of the construction staging area is shown in Attachment 2.

This development site is within the Construction Hub Coordination Pilot program and has been reviewed by staff to ensure compliance with the pilot program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement. Within this Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

Finally, 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 area on Portland Street is not expected to conflict with the City's capital works projects.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Adi Development Group, 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.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Portland Street for periods of less than 30 consecutive days over the 26-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 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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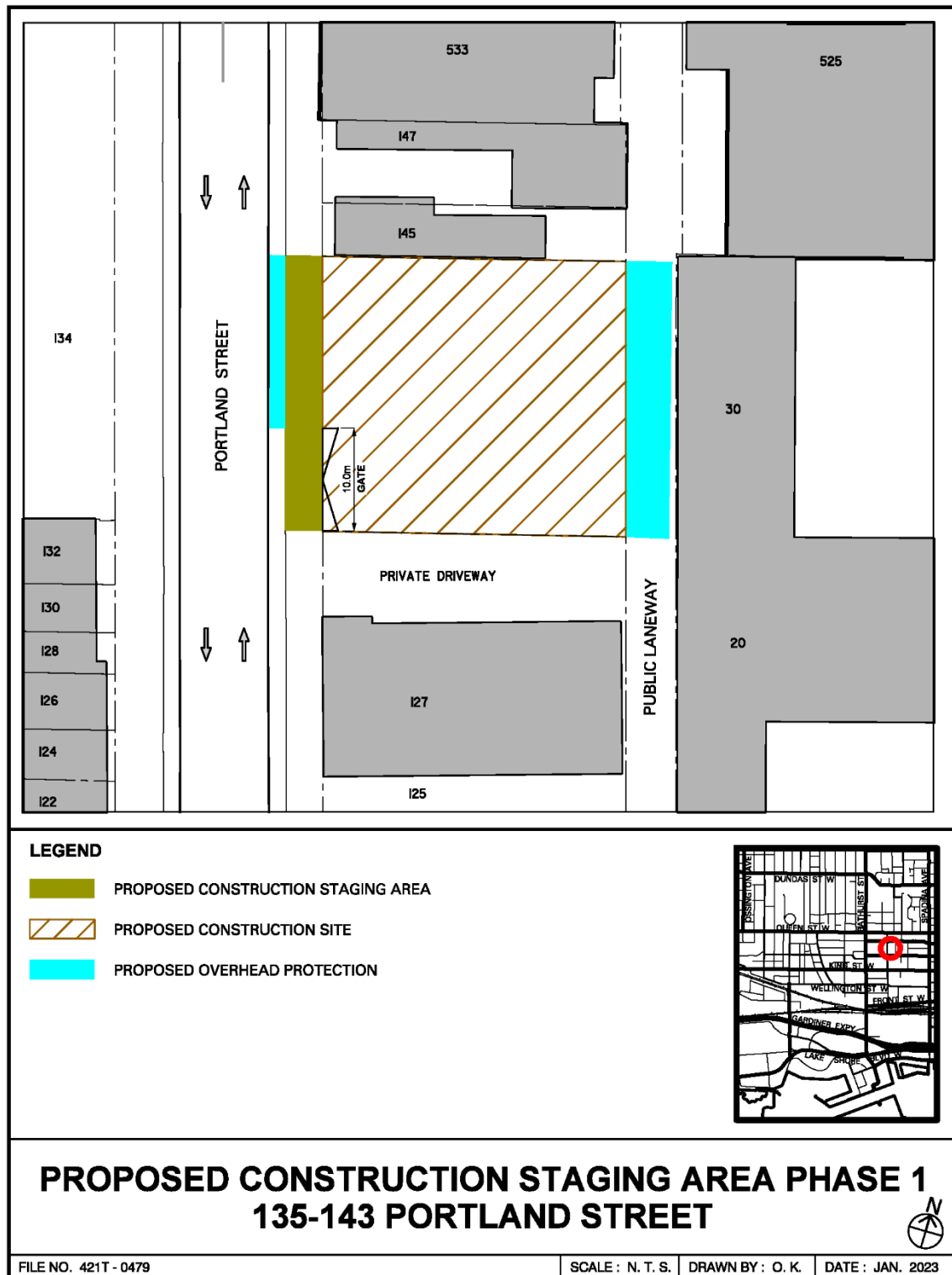
SIGNATURE

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

ATTACHMENTS

Attachment 1: Phase 1 Proposed Construction Staging Area - 135 - 143 Portland Street
Attachment 2: Phase 2 Proposed Construction Staging Are - 135 - 143 Portland Street

Attachment 1: Phase 1 Proposed Construction Staging Area - 135-143 Portland Street



Attachment 2: Phase 2 Proposed Construction Staging Area - 135-143 Portland Street

