

Construction Staging Area – 234-250 King Street East and 162 Princess Street

Date: May 5, 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.

Emblem Developments is constructing a 43-storey mixed-use condominium building with ground floor commercial space at 234-250 King Street East and 162 Princess Street. The site is located at the north-west corner of King Street East and Princess Street.

Transportation Services is requesting approval to temporarily close the west sidewalk and a portion of the southbound curb lane on Princess Street, and temporarily close Duke Mews laneway, for a period of 53 months from August 1, 2023 to December 31, 2027, to facilitate construction staging operations.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the west side sidewalk and a 2.9 metre wide portion of the southbound curb lane on Princess Street, between King Street East a point 43.9 metres north, and provision of a temporary pedestrian walkway within the closed portion of Princess Street, from August 1, 2023 to December 31, 2027.
2. Toronto and East York Community Council temporarily close Duke Mews laneway, from August 1, 2023 to December 31, 2027.
3. Toronto and East York Community Council prohibit stopping at all times on the west side of Princess Street, between King Street East and a point 43.9 metres north.

4. Toronto and East York Community Council rescind the existing parking machine regulation on the west side of Princess Street, between King Street East and a point 43.9 metres north, from 8:00 a.m. to 9:00 p.m., Monday to Saturday and from 1:00 p.m. to 9:00 p.m. Sunday, for a maximum period of three hours and at a rate of \$3.00 per hour.
5. 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.
6. Toronto and East York Community Council direct the applicant to construct (as per the City's engineer approved specifications) and maintain a fully covered, protected and unobstructed walkway, compliant with the Accessibility for Ontarians with Disabilities Act, for all pedestrians, including for those with mobility devices for the entire duration of the construction staging area permit
7. 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.
8. 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.
9. 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.
10. Toronto and East York Community 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.
11. 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.
12. 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.
13. 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.

14. 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.

15. Toronto and East York Community Council direct the applicant, in consultation with Transportation Services, to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.

16. Toronto and East York Community Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

17. Toronto and East York Community Council direct the applicant not to schedule staging of construction vehicles on streets in the vicinity of the construction site, without approval from the City's Work Zone Coordinator.

18. Toronto and East York Community Council direct that the occupation permit for construction staging on Princess Street and Duke Mews laneway be conditional, subject to there being no conflicts with Metrolinx transit project construction.

19. Toronto and East York Community Council direct that Princess Street and Duke Mews be returned to their pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Emblem Developments 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 Princess Street and Duke Mews laneway, these fees will be approximately \$1,700,000.00.

DECISION HISTORY

Local Planning Appeal Tribunal, pursuant to its Order issued August 10, 2022 in relation to Tribunal File OLT 21-001198, authorized an amendment to Zoning By-law 569-2013, for the lands municipally known as 234-250 King Street East and 162 Princess Street.

City Council, at its meeting on April 6, 2022, adopted Item CC42.9 entitled "234-250 King Street East and 162 Princess Street - Zoning By-law Amendment Application - Request for Direction".

<https://secure.toronto.ca/council/agenda-item.do?item=2022.CC42.9>

COMMENTS

The Development and Timeline

Emblem Developments is constructing a 43-storey mixed-use condominium building with 509 residential units, ground floor commercial space and four levels of underground parking for 118 parking spaces at 234-250 King Street East and 162 Princess Street. The site is located at the north-west corner of King Street East and Princess Street. 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 maximum depth of 15 metres. Permanent parking access will be from Duke Mews laneway. The site is bounded by Princess Street to the east, King Street East to the south, Duke Mews laneway to the north and a 17-storey condominium building to the west.

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.

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

- Demolition: from August 2023 to December 2023;
- Excavation and shoring: from October 2023 to September 2024;
- Below grade formwork: from July 2024 to June 2025;
- Above grade formwork: from March 2025 to January 2027;
- Building envelope phase: from July 2025 to March 2027; and
- Interior finishes stage: from October 2025 to December 2027.

Existing Conditions

Princess Street is characterized by the following conditions:

- It is a two-lane, north-south local roadway
- It operates two-way traffic, on a pavement width of approximately 9.9 metres
- The speed limit is 30 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street

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

East side

- No parking anytime

West side

- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 9:00 p.m., Monday to Saturday and from 1:00 p.m. to 9:00 p.m. on Sunday.
- Unsigned statutory three-hour maximum parking is in effect at all other times

Proposed Construction Staging Area

Subject to approval, from August 1, 2023 to December 31, 2027, the west sidewalk and a 2.9 metre wide portion of the southbound curb lane will be closed on Princess Street, between King Street East and a point 43.9 metres to the north, to facilitate construction staging operations. Pedestrian operations will be maintained in a 2.1 metre wide covered and protected walkway in the closed portion of the southbound lane on Princess Street. The number of traffic lanes on Princess Street will be maintained and both northbound and southbound lanes will be reduced from approximately 4.9 metres to 3.5 metres wide. Although the west side of Princess Street abutting the staging area is by-lawed for parking machine spaces, the proposed staging area will not cause loss of on-street parking spaces as the curb adjacent to the development site is a continuous vehicular access ramp.

Duke Mews laneway will be closed in its entirety for the duration of the construction staging period. Through discussions between the developer and adjacent property owners, it was confirmed that no pedestrian or vehicle access need to be maintained on Duke Mews laneway, and no special alternative accommodations (including for provision of alternative parking) need to be provided during the closure period.

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 the development site is within a Metrolinx Permit Review Zone. Therefore, the issuance of the occupation permit by Transportation Services, for construction staging on Princess Street and Duke Mews laneway, is conditional and subject to Metrolinx review of potential conflicts with transit project construction. Road rehabilitation and watermain replacement work are also planned for 2025, and sewer rehabilitation work is planned for 2026. The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the planned activities, and failure to do so may result in the developer being responsible to cover any cost penalties incurred by the City as a result. The applicant shall cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure within the vicinity of the construction staging area at no cost to the City.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Emblem Developments, 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 Princess Street and Duke Mews laneway for periods of less than 30 consecutive days over the 53-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: Proposed Construction Staging Area - 234-250 King Street East & 162 Princess Street

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