

## **Construction Staging Area Time Extension – 244-260 Church Street**

**Date:** June 6, 2023  
**To:** Toronto and East York Community Council  
**From:** Director, Traffic Management, Transportation Services  
**Wards:** Ward 13, Toronto Centre

### **SUMMARY**

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As the Toronto Transit Commission (TTC) operates a transit service on Dundas Street East, City Council approval of this report is required.

250 Church Limited Partnership is constructing a 52-storey mixed-use residential condominium building at 244-260 Church Street. The site is located at the south-west corner of Church Street and Dundas Street East. A section of the first north-south public laneway west of Church Street, south of Dundas Street East, is currently closed to accommodate construction staging operations for the development. In addition, a 1.0 metre wide portion of the City right-of-way abutting the development site along Dundas Street East and a 0.6 metre wide portion of the right-of-way abutting the development site along Church Street are also closed for construction staging. At its meeting on March 9, 2022, City Council approved the subject construction staging areas from March 1, 2022 to July 31, 2023. At the time, the developer indicated they would require the staging area for a total of 41 months, from March 1, 2022 to July 31, 2025.

As the previous permit was only approved for a 17-month period, the developer has requested an extension of the duration of the construction staging areas on the public laneway west of Church Street, on Dundas Street East and on Church Street in order to complete the construction of the development.

Transportation Services is requesting authorization to extend the duration of the construction staging areas on the public laneway west of Church Street, on Dundas Street East and on Church Street for an additional 24 months, from August 1, 2023 to July 31, 2025, to allow for the construction of the development to be completed.

## RECOMMENDATIONS

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

1. City Council authorize the continuation of the closure of the first north-south public laneway west of Church Street, between a point 11.4 metres south of Dundas Street East and a point 37 metres further south, from August 1, 2023 to July 31, 2025.
2. City Council authorize the continuation of the closure of a 1.0 metre wide portion of the right-of-way abutting the development site on Dundas Street East, between Church Street and a point 26.8 metres further west, from August 1, 2023 to July 31, 2025.
3. City Council authorize the continuation of the closure of a 0.6 metre wide portion of the right-of-way abutting the development site on Church Street, between Dundas Street East and a point 38 metres further south, from August 1, 2023 to July 31, 2025.
4. City Council direct the applicant to continue 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.
5. City 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.
6. City 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.
7. City Council direct the applicant to continue to install appropriate signage and converging mirrors to ensure that pedestrian, cyclist and motorist safety is considered at all times.
8. City Council direct the applicant to continue 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.
9. City Council direct the applicant to continue 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.
10. City Council direct the applicant to continue to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

11. City 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.

12. City 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.

13. City Council direct that Dundas Street East, Church Street, and the first north-south public laneway south of Dundas Street East and west of Church Street be returned to their pre-construction traffic and parking regulations when the project is complete.

14. City Council direct the applicant to continue to construct and maintain a fully covered, protected, unobstructed, and wheelchair accessible pedestrian walkway for the entire duration of the construction staging area permit, at their sole cost.

15. City Council direct the applicant to continue to create a publicly accessible website with regular construction updates and post the website address on the construction site hoarding, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.

16. City Council direct the applicant to continue to mitigate light pollution by installing a shield/barrier on any lighting standards in close proximity to adjacent residential properties, such as cranes.

17. City Council direct the Director, Traffic Management, Transportation Services and the applicant to continue to establish a construction management working group that meets monthly and invites local stakeholders including Municipal Licensing & Standards, Toronto Buildings, adjacent neighbours, and local resident groups.

18. City Council direct the applicant to continue to email monthly construction progress reports to the local Councillor, local residents' association, and Business Improvement Area Board of Management.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. 250 Church 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 Dundas Street East, Church Street, and the first north-south public laneway south of Dundas Street East and west of Church Street, these fees will be approximately \$1,000,000.00.

## DECISION HISTORY

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At its meeting on March 9, 2022, City Council adopted item TE31.54, entitled "Construction Staging Area - 244-260 Church Street" and in so doing, authorized the closure of the first north-south public laneway west of Church Street, between a point 11.4 metres south of Dundas Street East and a point 37 metres further south, the closure of a 1.0 metre wide portion of the right-of-way on Dundas Street East between Church Street and a point 26.8 metres further west, and a 0.6 metre wide portion of the right-of-way on Church Street between Dundas Street East and a point 38 metres further south.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE31.54>

City Council, at its meeting on May 5 and 6, 2021, adopted Item TE24.9 and in doing so, amended Zoning By-law No. 438-86 for the lands municipally known as 244-260 Church Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE24.9>

## COMMENTS

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### Status of the Development

250 Church Limited Partnership is constructing a 52-storey mixed-use residential condominium building with 681 residential units, two retail units on the ground floor and 4 levels of underground parking for 81 vehicles at 244-260 Church Street. The site is bounded by Dundas Street East to the north, Church Street to the east, a Nishnawbe Home facility to the south and a public laneway to the west.

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

- Below grade formwork: from October 2022 to March 2023;
- Above grade formwork: from April 2023 to June 2024;
- Building envelope phase: from February 2024 to August 2024; and
- Interior finishes stage: from April 2023 to July 2025.

### Construction Staging Areas

The first north-south public laneway west of Church Street is closed between a point 11.4 metres south of Dundas Street East and a point 37 metres further south to allow for construction staging operations. Pedestrian access is closed in the laneway. The developer coordinated with the owners of 234, 240 and 244 Church Street to confirm there would be no major impacts to any of their operations and agreed to accommodate any vehicular access as required.

A 1.0 metre wide portion of the right-of-way abutting the development site on Dundas Street East is also closed between Church Street and a point 26.8 metres further west. In addition, a 0.6 metre wide portion of the right-of-way abutting the development site on Church Street is closed between Dundas Street East and a point 38 metres further south. Along both affected areas on Dundas Street East and Church Street, pedestrian operations is maintained in a 1.7 metre wide covered and protected walkway within the existing sidewalk area. The TTC shelter at the south-west corner of Dundas Street East and Church Street was relocated just east of the existing location, but remains at the same corner, where TTC passengers continue to have streetcar service (the TTC stop location was not be affected).

The developer originally requested a closure for 41 months to accommodate construction staging operations; however, City Council authorized an initial period of 17 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 areas on the north-south public laneway west of Church Street, on Dundas Street East and on Church Street in order to complete the construction of the development. As the most recent approval will end on July 31, 2023, a time extension of the existing construction staging areas are being requested from August 1, 2023 to July 31, 2025.

A drawing of the existing construction 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.

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.

This development site being reported upon, has been reviewed by the Construction Hub Coordination Team to ensure a coordinated approach to safety and construction is being adhered to.

A review of the City's Five-Year Major Capital Works Program indicates the development site is within a Metrolinx Review Zone. Therefore, the issuance of the occupation permit by Transportation Services, for construction staging on the first north-south public laneway west of Church Street, on Dundas Street East or on Church Street is conditional and subject to Metrolinx review of potential conflicts with transit project construction. In addition, underground civil and electrical work by Hydro One Networks Inc. is planned in the vicinity of the staging area between 2023 and 2026. The developer

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was informed that the staging area 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.

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

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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Attachment 1: Existing Construction Staging Area - 244-260 Church Street

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