

Construction Staging Area – 125 George Street

Date: October 30, 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.

Alterra Group of Companies is constructing a 39 storey residential condominium building at 125 George Street. The site is located at the southeast corner of George Street and Richmond Street East.

Transportation Services is requesting approval to temporarily close a portion of the northbound lane on George Street and a portion of the south side westbound curb lane on Richmond Street East for a period of 38 months, from November 16, 2023 to December 31, 2026 to accommodate a construction staging area.

Pedestrian operations on the east side of George Street will be maintained in a covered and protected walkway within the closed portion of the existing northbound lane. Pedestrian operations on the south side of Richmond Street East will be maintained in a covered and protected walkway within the closed portion of the existing south side westbound curb lane. Two-way traffic movement will be maintained on George Street and one-way westbound traffic will be maintained on Richmond Street East. The construction staging area will result in the loss of two on-street parking machine spaces on the east side of George Street and two on-street parking machine spaces on the south side of Richmond Street East.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the east sidewalk and a 3 metre wide portion of the northbound curb lane on George Street, between Richmond Street East and a point 45.5 metres south, and provision of a temporary

pedestrian walkway within the closed portion of George Street, from November 16, 2023 to December 31, 2026.

2. Toronto and East York Community Council authorize the closure of the south sidewalk and a 3.7 metre wide portion of the south side westbound curb lane on Richmond Street East, between George Street and a point 103 metres east, and provision of a temporary pedestrian walkway within the closed portion of Richmond Street East, from November 16, 2023 to December 31, 2026.
3. Toronto and East York Community Council rescind the existing no parking prohibition in effect all times, on the east side of George Street (TO), between Richmond Street East and a point 15 metres south.
4. Toronto and East York Community Council rescind the existing parking machine regulation on the east side of George Street, between Richmond Street East and a point 45.5 metres south, 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 prohibit stopping at all times on the east side of George Street, between Richmond Street East and a point 45.5 metres south.
6. Toronto and East York Community Council rescind the existing no parking prohibition in effect all times, on the west side of George Street (TO), between Richmond Street East and a point 63.9 metres south.
7. Toronto and East York Community Council prohibit stopping at all times on the west side of George Street, between Richmond Street East and a point 63.9 metres south.
8. Toronto and East York Community Council rescind the existing stopping prohibition in effect from 7:00 a.m. to 9:00 a.m. and 3:30 p.m. to 6:30 p.m. Monday to Friday, except public holidays on the south side of Richmond Street East, between George Street and a point 103 metres east.
9. Toronto and East York Community Council rescind the existing parking machine regulation on the south side of Richmond Street East, between George Street and a point 103 metres east, from 9:00 a.m. to 3:30 p.m., Monday to Friday, from 8:00 a.m. to 9:00 p.m., 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.
10. Toronto and East York Community Council rescind the existing parking machine regulation on the south side of Richmond Street East, between George Street and a point 103 metres east, from 6:30 p.m. to 9:00 p.m., Monday to Friday, for a maximum period of 2.5 hours and at a rate of \$3.00 per hour.
11. Toronto and East York Community Council prohibit stopping at all times on the south side of Richmond Street East, between George Street and a point 103 metres east.

12. Toronto and East York Community Council direct the applicant to sweep the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.

13. Toronto and East York Community Council direct the applicant to construct and maintain a fully covered, protected and unobstructed walkway for all pedestrians, including for those with mobility devices, for the entire duration of the construction staging area permit to the satisfaction of the City engineer and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act (AODA).

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

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

24. Toronto and East York Community Council direct that the occupation permit for construction staging on George Street and on Richmond Street East be conditional, subject to there being no conflicts with Metrolinx transit project construction.

FINANCIAL IMPACT

There is no financial impact to the City. Alterra Group of Companies 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 George Street and on Richmond Street East, these fees will be approximately \$670,000.00, including lost revenue from the parking machines.

DECISION HISTORY

City Council, at its meeting on October 1, 2021, adopted Item TE27.4 and in so doing, amended Zoning By-law No. 569-2013 for the lands municipally known as 109-125 George Street and 231 Richmond Street East.

[Agenda Item History - 2021.TE27.4 \(toronto.ca\)](#)

COMMENTS

The Development and Timeline

Alterra Group of Companies is constructing a 39 storey condominium with a total of 516 units, with a 4 level underground basement at 125 George Street. The site is located on the southeast corner of George Street and Richmond Street East. The site is bounded by Richmond Street East to the north, private property to the south, George Street to the west, and a 12 storey condominium to the east. 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 Richmond Street East.

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:

- Excavation and shoring: from September 2022 to January 2024;
- Below grade formwork: from January 2024 to December 2025;
- Above grade formwork: from January 2024 to December 2025;
- Building envelope phase: from December 2025 to October 2026; and
- Interior finishes stage: from July 2025 to December 2026.

Existing Conditions

George 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 9.65 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 George Street, within the subject section are as follows:

West side

- No parking anytime

East side

- No parking anytime, between Richmond Street East and a point 15 metres south
- 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.

Richmond Street East is characterized by the following conditions:

- It is a two-lane, east-west, major arterial roadway
- It operates one-way traffic on a pavement width of approximately 14.5 metres
- The speed limit is 40 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street
- There is a bicycle lane located on the north side of the street

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

North side

- Signed no stopping anytime

South side

- No parking anytime, between George Street and a point 37 metres east of George Street
- No stopping 7:00 a.m. to 9:00 a.m. and 3:30 p.m. to 6:30 p.m. Monday to Friday, except public holidays
- Parking machines operate for a maximum period of three hours from 9:00 a.m. to 3:30 p.m., Monday to Friday, from 8:00 a.m. to 9:00 p.m. on Saturday, and from 1:00 p.m. to 9:00 p.m. on Sunday
- Parking machines operate for a maximum period of 2.5 hours from 6:30 p.m. to 9:00 p.m., Monday to Friday

Proposed Construction Staging Areas

Construction staging operations on George Street will take place within the existing boulevard allowance and the northbound curb lane on the east side of George Street, abutting the site. The east sidewalk and the northbound curb lane on George Street, between Richmond Street East and a point 45.5 metres further south, will be closed to accommodate construction staging operations for the development. Pedestrian operations on the east side of George Street will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane on the east side of George Street.

The number of traffic lanes in both the southbound and northbound directions on George Street will be maintained and narrowed from approximately 4.8 metres to 3.3 metres wide. To accommodate space required for the staging area and construction vehicle manoeuvres on the east side of George Street, two existing parking machine spaces on the east side of George Street, between a point 31.9 metres south of Richmond Street East and a point 13.6 metres further south, will be temporarily rescinded. The applicant will be responsible for paying the lost revenue for these two parking spaces. Stopping will be prohibited at all times on both sides of George Street, between Richmond Street East and a point 45.5 metres south.

Construction staging operations on Richmond Street East will take place within the existing boulevard allowance and the westbound curb lane on the south side of Richmond Street East, abutting the site. The south sidewalk and the south side westbound lane on Richmond Street East, between George Street and a point 103 metres further east, will be closed to accommodate construction staging operations for the development. Pedestrian operations on the south side of Richmond Street East will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane on the south side of Richmond Street East.

The number of traffic lanes in the westbound direction will be reduced from three to two lanes. To accommodate space required for the staging area and construction vehicle manoeuvres on the south side of Richmond Street East, two existing parking machine spaces on the south side of Richmond Street East, between a point 89 metres east of George Street and a point 14 metres further east, will be temporarily rescinded. The applicant will be responsible for paying the lost revenue for these two parking spaces.

Stopping will be prohibited at all times on the south side of Richmond Street East, between George Street and a point 103 metres east.

To enhance traffic flow stopping will be prohibited at all times on the east side of George Street, between Richmond Street East and a point 45.5 metres south. Stopping will be prohibited on Richmond Street East, between George Street and a point 103 metres further east. In order to ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site, two existing parking machine spaces on the subject section of George Street and two existing parking machine spaces on the subject section of Richmond Street East will be temporarily rescinded. The applicant will be responsible for paying the lost revenue for these four parking spaces.

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 George Street and Richmond Street East, is conditional and subject to Metrolinx review of potential conflicts with transit project construction.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that The Alterra Group of Companies, 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 George Street and Richmond Street East or periods of less than 30 consecutive days over the 38-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 - 125 George Street

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