

Construction Staging Area – 176-178 Front Street East and 33 Sherbourne 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.

Menkes Developments Ltd. is constructing a 39 storey residential condominium building with ground floor retail at 176-178 Front Street East and 33 Sherbourne Street. The site is located at the northeast corner of Front Street East and Sherbourne Street.

Transportation Services is requesting approval to temporarily close a portion of the westbound curb lane on Front Street East for a period of 26 months, from November 16, 2023 to December 31, 2025 to accommodate a construction staging area.

Pedestrian movements on the north side of Front Street East will be maintained in a covered and protected walkway within the closed portion of the existing westbound lane. Pedestrian movements on the east side of Sherbourne Street will be maintained in a covered and protected walkway within the existing sidewalk. Two-way traffic movement will be maintained on Front 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 2.2 metre wide portion of the northbound curb lane on Front Street East, between Sherbourne Street and a point 58.1 metres east, and provision of a temporary pedestrian walkway within the closed portion of Front Street East, from November 16, 2023 to December 31, 2025.

2. Toronto and East York Community Council rescind the existing stopping prohibition in effect 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays, on the north side of Front Street East, between Sherbourne Street and a point 73 metres east.
3. Toronto and East York Community Council prohibit stopping at all times on the north side of Front Street East, between Sherbourne Street and a point 73 metres east.
4. 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.
5. 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).
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.

13. 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.

14. 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.

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

16. Toronto and East York Community Council direct that the occupation permit for construction staging on Front 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. Menkes Developments Ltd. 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 closure on Front Street East, these fees will be approximately \$625,000.00.

DECISION HISTORY

City Council, at its meeting on September 30, 2020, adopted Item TE18.6 and in so doing, amended Zoning By-laws No. 1093-2021 and 1094-2021 for the lands municipally known as 176 and 178 Front Street East and 33 Sherbourne Street.

[Agenda Item History - 2020.TE18.6 \(toronto.ca\)](#)

COMMENTS

The Development and Timeline

Menkes Developments Ltd. is constructing a 39 storey condominium with a total of 484 units, ground floor retail, and 3-levels of underground parking at 176-178 Front Street East and 33 Sherbourne Street. The site is located on the northeast corner of Front Street East and Sherbourne Street. The site is bounded by Abbey Lane to the north, Front Street East to the south, Sherbourne Street to the west, and 184 Front Street East 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 11 metres. Permanent parking access will be from Abbey Lane.

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:

- Above grade formwork: from August 2023 to April 2025;
- Building envelope phase: from June 2024 to June 2025; and
- Interior finishes stage: from August 2024 to December 2025.

Existing Conditions

Front Street East is characterized by the following conditions:

- It is a four-lane, east-west, minor arterial roadway
- It operates two-way traffic on a pavement width of approximately 15 metres
- The speed limit is 40 km/h
- There is no TTC service provided on this street in front of the development
- There are sidewalks located on both sides of the street

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

North side

- No stopping 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays

Proposed Construction Staging Areas

Construction staging operations on Front Street East will take place within the existing boulevard allowance and the westbound curb lane on the north side of Front Street East, abutting the site. The north sidewalk and the westbound curb lane on Front Street East, between Sherbourne Street and a point 58.1 metres east, will be closed to accommodate construction staging operations for the development. Pedestrian movements on the north side of Front Street will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane on the north side of Front Street East and on the east side of Sherbourne Street within the existing sidewalk. Two-way traffic movement will be maintained on Front Street East.

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 Front

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 Menkes Developments Ltd., 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 Front Street East or 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: Proposed Construction Staging Area - 176-178 Front Street East and 33 Sherbourne Street

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