

Construction Staging Area Time Extension - Markham Street (Mirvish Village) (Phase 2 and 3)

Date: February 1, 2024
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 11, University-Rosedale

SUMMARY

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

Westbank Projects Corp is currently redeveloping a number of properties located in the south-west quadrant of Bloor Street West and Bathurst Street and Bloor Street West and Markham Street. A temporary full closure of Markham Street, between Bloor Street West and Lennox Street is in effect to accommodate construction staging operations for the development.

Toronto and East York Community Council, at its meeting on October 17, 2017, approved the subject construction staging area on Markham Street, from October 24, 2017 to October 31, 2019. Toronto and East York Community Council, at its meeting on October 10, 2019, approved a time extension of the construction staging area on Markham Street for an additional 26 months from November 1, 2019 to December 31, 2021. Due to delays caused by COVID-19 which extended fabrication timelines for construction activities, Toronto and East York Community Council at its meeting on November 24, 2021, approved a second request for construction staging area time extension on Markham Street for additional five months from January 1, 2022 to May 31, 2022. The developer is now requesting a third extension for the duration of the construction staging area on Markham Street due to unforeseen challenges, both micro and macroeconomic that have significantly impacted the construction schedule.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Markham Street for an additional 7 months from February 29, 2024 to September 30, 2024 to allow for Phases 2 and 3 of the development to be completed.

Transportation Services is also requesting approval to close the north sidewalk on Lennox Street, between Markham Street and a point 20 metres further east for a period of 7 months, from February 29, 2024 to September 30, 2024 to facilitate construction staging operations. Pedestrian movements on the north side of Lennox Street abutting the site will be restricted and pedestrians will be directed to the south side sidewalk of Lennox Street.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

1. Toronto and East York Community Council authorize the continuation of the full closure of Markham Street, between Bloor Street West and Lennox Street, from February 29, 2024 to September 30, 2024 inclusive.
2. Toronto and East York Community Council authorize the closure of the north sidewalk on Lennox Street, between Markham street and a point 20 metres further east, from February 29, 2024 to September 30, 2024 inclusive to accommodate construction staging operations.
3. Toronto and East York Community Council direct the applicant to continue posting 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.
4. Toronto and East York Community Council direct the applicant to continue providing and installing 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.
5. Toronto and East York Community Council direct the applicant to continue 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.
6. Toronto and East York Community Council direct that Markham Street be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Westbank Projects Corp 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 of Markham Street, these fees will be approximately \$700,000.00

DECISION HISTORY

Toronto and East York Community Council, at its meeting on November 24, 2021, adopted Item TE29.36 and, in so doing, authorized a time extension of the full closure of Markham Street, between Bloor Street West and Lennox Street, from January 1, 2022 to May 31, 2022.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.TE29.36>

Toronto and East York Community Council, at its meeting on October 10, 2019, adopted Item TE9.40 and, in so doing, authorized a time extension for the full closure of Markham Street, between Bloor Street West and Lennox Street, from November 1, 2019 to December 31, 2021.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE9.40>

Toronto and East York Community Council, at its meeting on October 17, 2017, adopted as amended Item TE27.45 and, in so doing, authorized the full closure of Markham Street, between Bloor Street West and Lennox Street, from October 24, 2017 to October 31, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE27.45>

COMMENTS

Status of the Development

A mixed-use development is currently being constructed by Westbank Projects Corp on the parcels of land located in the south-west corner of Bloor Street West and Bathurst Street and Bloor Street West and Markham Street.

The development in its completed form will include multiple multi-storey buildings containing approximately 800 dwelling units along with non-residential uses including a publicly accessible market, a public park and a day nursery. A four-level underground parking garage will be provided to meet the parking needs of the development with permanent access from Lennox Street.

Based on the information provided by the developer, the project has experienced construction delays due to unforeseen challenges, both micro and macroeconomic that have significantly impacted the construction schedule. Widespread impact of the COVID-19 pandemic on the construction industry led to disruptions in the supply chain, labour shortages, and escalated construction costs. Adhering to safety protocols implemented at the onset of the pandemic necessitated adjustments to construction methodologies, contributing to project delays. Several labour strikes (for example: LiUNA & IUOE) have further impacted delivery dates. The original schedule also failed to accurately represent the extent, sequence and durations of work related to the conservation and rehabilitation of the buildings being preserved as part of the redevelopment. Timelines for these work and staging requirements were grossly

underestimated and underrepresented in the schedule, this having a direct impact on the timing for completion of the streetscaping work along Markham Street. Additionally, considerable delays were encountered in obtaining approvals from Toronto Hydro. Consequently, the delays have impacted the original construction schedule.

Major construction activities and associated timelines for the development are as follows:

- Building Envelope Phase: Present to September 30, 2024
- Interior Finishes Stage: Present to December 31, 2024
- Streetscape and Landscaping: May 5, 2024 to September 30, 2024

The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, the continued closure of Markham Street and portion of Lennox Street till September 30, 2024 is essential to complete the development.

Construction Staging Areas

Construction staging operations for the development currently involves the temporary full closure of Markham Street, between Bloor Street West and Lennox Street.

In addition, subject to approval the north sidewalk on Lennox Street, between Markham Street and a point 20 metres further east will be closed to accommodate construction staging operations for the development. Pedestrian movements on the north side of Lennox Street abutting the site will be restricted and pedestrians will be directed to the south side sidewalk of Lennox Street. Pedestrians wishing to access the south sidewalk will be able to do so using the all-way stop control intersection on Lennox Street at Markham Street or at the all-way stop control on Lennox Street at Bathurst Street.

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 Markham Street closure for the duration of the extension period from February 29, 2024 to September 30, 2024.

A review of the City's Five-Year Major Capital Works Program indicates there are no capital works projects planned on Markham Street or on Lennox Street. Therefore, the time extension of the Markham Street or the requested to be closed portion of Lennox Street is not expected to conflict with the City's capital works projects.

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

CONTACT

Stuart McGhie, Acting Manager, Work Zone Coordination and Traffic Mitigation,
Transportation Services, (416) 395-7468, Stuart.McGhie@toronto.ca.

SIGNATURE

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

ATTACHMENTS

Attachment 1: Construction Staging Area - Markham Street (Mirvish Village) (Phase 2 and 3)

Attachment 1: Construction Staging Area - Markham Street (Mirvish Village) (Phase 2 and 3)

