

Construction Staging Area Time Extension - 400-420 King Street West

Date: February 16, 2024

To: Toronto and East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 10, Spadina-Fort York

SUMMARY

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

TMG Builders is constructing a 49-storey mixed use residential condominium development at 400-420 King Street West. The north sidewalk on King Street West and the east sidewalk on Charlotte Street is currently closed for construction staging operations. City Council, at its meeting on December 15, 2021, approved the closure of the east sidewalk on Charlotte Street until December 31, 2026 and the north sidewalk and a 2.6 metre-wide portion of the westbound curb lane on King Street West, between Charlotte Street and a point 66 metres east, from July 1, 2022 to August 31, 2024.

Transportation Services is requesting authorization to extend the duration of the construction staging area on King Street West for an additional 28 months, from September 1, 2024 to December 31, 2026 to allow for the construction of the development to be completed.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

1. City Council authorize the continuation of the closure of the north sidewalk and westbound curb lane on King Street West, between Charlotte Street and a point 66 metres east and provision of a temporary pedestrian walkway within the closed portion of the westbound curb lane, from September 1, 2024 to December 31, 2026.
2. City 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.

3. City 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

4. City Council direct that King Street West be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact to the City. TMG Builders 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 Charlotte Street and King Street West, these fees will be approximately \$350,000.00.

DECISION HISTORY

On December 15, 2021 City Council adopted item 2021.TE29.35 "Construction Staging Area - 400-420 King Street West (Charlotte Street)

<https://secure.toronto.ca/council/agenda-item.do?item=2021.TE29.35>

COMMENTS

Status of the Development

TMG Builders is constructing a 49-storey mixed use condominium development with 612 residential units, two levels of at grade retail/commercial and three-levels of underground parking for 116 parking spaces, at 400-420 King Street West. Permanent access for pedestrians will be from Charlotte Street and King Street West, and vehicle access will be from a rear public laneway.

The site is bounded by a laneway to the north, a two-storey commercial building to the east, King Street West to the south and Charlotte Street to the west.

The original end date for the King Street West staging area was based on the anticipation of Toronto Water and TTC track replacement working beginning after August 31, 2024. The municipal capital works project on King Street West from Spadina Avenue to University Avenue has now been deferred to 2027. As the staging area on King Street West is no longer in conflict with the capital works project, the developer has requested to extend the duration of the staging area on King Street West to facilitate more efficient operations of their construction activities.

At the time of this report, the developer is currently working on above grade form work. Additional major construction activities and associated timelines for the development are as follows:

- Above Grade Formwork: from June 2023 to June 2025
- Building Envelope Phase: from June 2024 to February 2026
- Interior Finishes Stage: from January 2025 to December 2026

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, continued occupancy of the construction staging area until December 2026 is essential to complete the development.

Construction Staging Area

King Street West

Construction staging operations on King Street West take place within the existing sidewalk abutting the site. Pedestrian operations on the north side of King Street West are maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane.

Charlotte Street

Construction staging operations on Charlotte Street take place within the existing boulevard allowance on the east side of the roadway. The east sidewalk on Charlotte Street, between King Street West and a point 45 metres to the north is closed. Pedestrian movements on the east side of Charlotte Street abutting the site are restricted and pedestrians are directed to the west side sidewalk of Charlotte Street.

A drawing of the existing construction staging area is included in Attachment 1.

Overall, the existing construction staging area(s) are operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period.

A review of the City's Five-Year Major Capital Works Program indicates that Toronto Water work and TTC track replacement/repair work are planned on King Street West from Spadina Avenue to University Avenue, to begin in 2027. The developer was informed that any request for a time extension may conflict with the work, and the staging areas may need to be temporarily removed or modified after December 31, 2026 to accommodate the City's planned activities. Failure of the developer to remove the staging area by December 31, 2026 may result in the developer being responsible to cover any cost penalties incurred by the City as a result.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of King Street West for periods of less than 30 consecutive days over the 28-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 of this staff report.

CONTACT

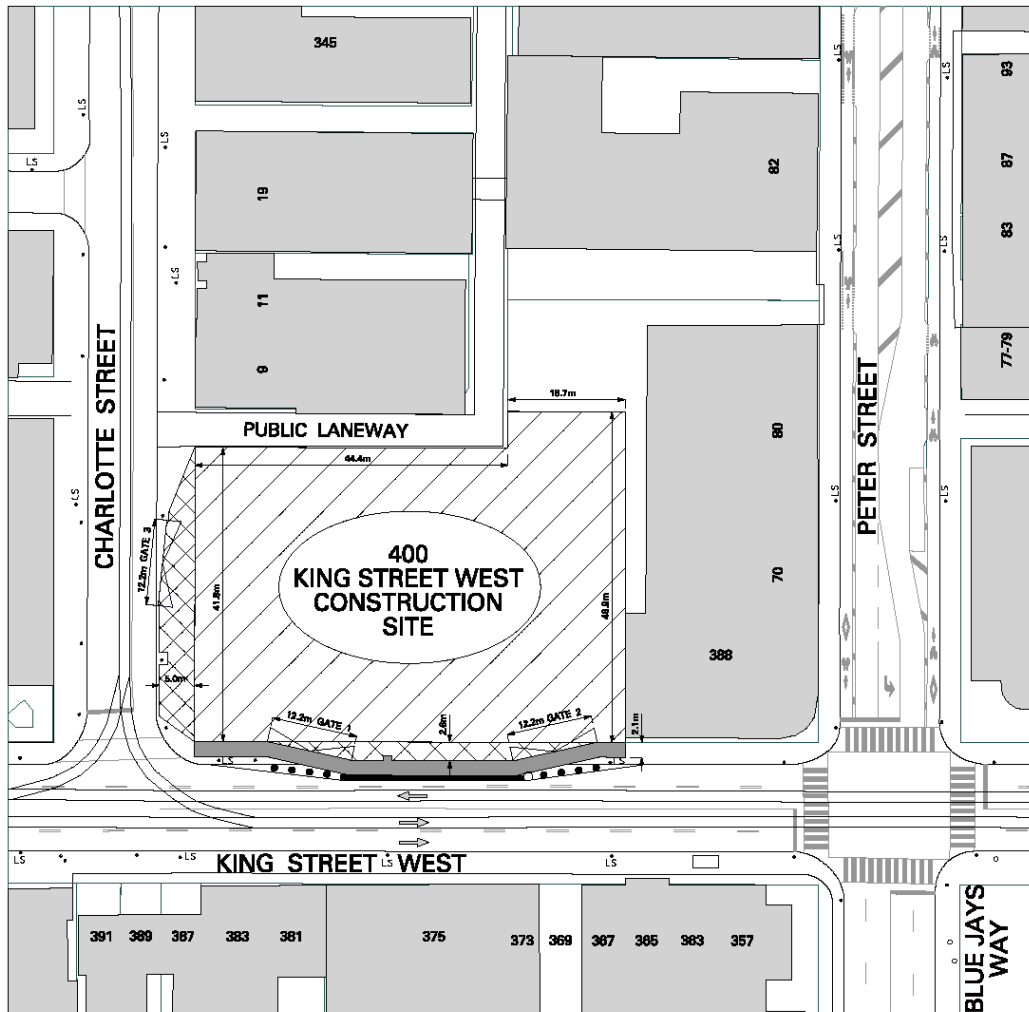
Nathan Sham, Acting Manager, Work Zone Coordination and Mitigation, Transportation Services, 416-338-5397, nathan.sham@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 400 King Street West



LEGEND:

- PROPOSED JERSEY BARRIER
- ▨ PROPOSED CONSTRUCTION STAGING AREA
- ▧ PROPOSED CONSTRUCTION SITE
- ▩ PROPOSED COVERED PUBLIC LANEWAY
- ▬ PROPOSED 2.1m MINIMUM COVERED WALKWAY
- +—+— PROPOSED FAST FENCE
- PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-54 FLEXIBLE DRUM

NOTE:

1. ALL DIMENSIONS ARE APPROXIMATE.
2. ALL PROPOSED PAVEMENT MARKINGS TO BE INSTALLED BY CONTRACTOR.
3. INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.
4. PROPOSED PAVEMENT MARKINGS ARE DEPICTED IN BLACK. EXISTING PAVEMENT MARKINGS ARE DEPICTED IN GREY.

PROPOSED CONSTRUCTION STAGING AREA STAGE 2 - 400 KING STREET WEST



FILE NO. 421T - 0246

SCALE : N.T.S.

DRAWN BY : O. K.

DATE : OCT. 2021

