

Construction Staging Area – 717 Church Street, 85, 89, 93 & 97 Collier Street

Date: April 19, 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.

C & P Development Limited Partnership is constructing a 27-storey condominium building at 717 Church Street, 85-89 Collier Street, and 93-97 Collier Street. The site is located on the north side of Church Street, between Yonge Street and Bloor Street East, at the intersection of Church Street and Collier Street.

Transportation Services is requesting authorization to temporarily close a portion of the eastbound curb lane on Collier Street for a period of 31 months, from July 1, 2024 to January 31, 2027 to accommodate a construction staging area. A temporary one-way westbound conversion on a portion of Collier Street, around the construction staging area is required. In addition, a closure of both the south sidewalk on Collier Street and the north sidewalk on Church Street, fronting the site, is required.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the south sidewalk and a 3 metre wide portion of the eastbound lane on Collier Street, between Church Street and a point 52 metres east, from July 1, 2024 to January 31, 2027, inclusive.
2. Toronto and East York Community Council authorize the closure of the north sidewalk on Church Street, between Collier Street and Park Road, from July 1, 2024 to January 31, 2027, inclusive.

3. Toronto and East York Community Council designate Collier Street, between a point 28 metres west of Park Road to Church Street, as one-way for westbound traffic only.
4. Toronto and East York Community Council rescind the existing standing prohibition in effect at all times on both sides of Collier Street, between Church Street and Park Road.
5. Toronto and East York Community Council prohibit stopping at all times on both sides of Collier Street, between Church Street and Park Road.
6. Toronto and East York Community Council prohibit entry at all times on Collier Street from Church Street.
7. Toronto and East York Community Council prohibit northbound right turns from Church Street to Collier Street.
8. Toronto and East York Community Council prohibit southbound left turns from Church Street to Collier Street.
9. Toronto and East York Community Council rescind the existing stopping prohibition from 3:30 p.m. to 6:30 p.m., Monday to Friday, on the north side of Church Street between Park Road and a point 31 metres west.
10. Toronto and East York Community Council prohibit stopping at all times on the north side of Church Street, between Park Road and a point 31 metres west.
11. 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.
12. 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).
13. 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.
14. 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.
15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. Toronto and East York Community Council direct the applicant, in consultation with Transportation Services, to maintain any bicycle lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.

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

23. Toronto and East York Community Council direct the applicant to cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure with the vicinity of the construction staging area, and at no cost to the City to remove any staging to accommodate the necessary municipal infrastructure work.

FINANCIAL IMPACT

There is no financial impact to the City. C & P Development 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 closure on Collier Street, Church Street, and Park Road these fees will be approximately \$500,000.00.

DECISION HISTORY

City Council, at its meeting on October 11, 2023, adopted the recommendation Amending Item CC45.21 - 717 Church Street and 85, 89, 93 and 97 Collier Street - Zoning By-law Amendment Application - Request for Further Directions Regarding Ontario Land Tribunal Hearing.

[Agenda Item History - 2023.MM11.26 \(toronto.ca\)](#)

City Council, at its meeting on June 15, 2022, adopted Item CC45.21 - 717 Church Street and 85, 89, 93 and 97 Collier Street - Zoning By-law Amendment Application - Request for Further Directions Regarding Ontario Land Tribunal Hearing.

[Agenda Item History - 2022.CC45.21 \(toronto.ca\)](#)

COMMENTS

The Development and Timeline

C & P Development Limited Partnership is constructing a 27-storey condominium building at 717 Church Street, 85, 89, 93 & 97 Collier Street. The site is located on the west side of Park Road, between Church Street and Collier Street.

The site is bounded by Collier Street to the north, Park Road to the east and Church Street to the south and west.

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

- Excavation and shoring: from August 2024 to December 2024;
- Below grade formwork: from October 2024 to June 2025;
- Above grade formwork: from June 2025 to August 2026;
- Building envelope phase: from December 2025 to January 1, 2027 and
- Interior finishes stage: from July 2026 to July 31, 2027.

Existing Conditions

Collier Street is characterized by the following conditions:

- It is a two-lane, east-west, collector roadway
- It operates two-way traffic on a pavement width of approximately 5.5 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
- Standing is prohibited at all times on both sides of the street

Construction Staging Area - 717 Church St, 85, 89, 93 & 97 Collier Street

Proposed Construction Staging Areas

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. 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 depth of 11.5 metres. Various options were explored by the developer to set up construction staging operations for the development within the development site.

Construction staging operations on Collier Street will take place within the south boulevard allowance and the eastbound lane, fronting the site. The developer will require this occupation for a temporary access ramp during construction. Pedestrian operations on the north side of Collier Street is maintained. The sidewalk on the south side will be closed. With the construction staging area in place on Collier Street, the available road width is too narrow to accommodate two-way traffic. As such Collier Street, between a point 28 metres west of Park Road to Church Street, will be temporarily converted to one-way operations. Two-way traffic flow will continue to be maintained on the section of Collier Street, between Park Road and a point 28 metres west. The property owners on the north side of Collier Street have been notified of the proposed one-way conversion. Vehicle entry will be prohibited on Collier Street from Church Street. Northbound right turns and southbound left turns will be prohibited from Church Street to Collier Street.

Additionally, construction staging operations on the south side of the site is required for an access point during construction. As a result, a closure of the north sidewalk on Church Street is required. Pedestrian redirection signage will be installed around the site to guide pedestrians around the sidewalk closure, as outlined in Attachment 2.

Pedestrian movements on the west side of Park Road will be maintained in a covered and protected walkway within the existing sidewalk.

A drawing of the proposed construction staging area is shown in Attachment 1.

A review of the City's Major Capital Works Program indicates that gasmain extension by Enbridge Distribution Inc. is planned in the vicinity of the staging area between 2024 and 2025. 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 to the planned activities. Failure of the developer to remove the staging area 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 Collier Street, Park Road, and Church Street for periods of less than 30 consecutive days over the 31-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

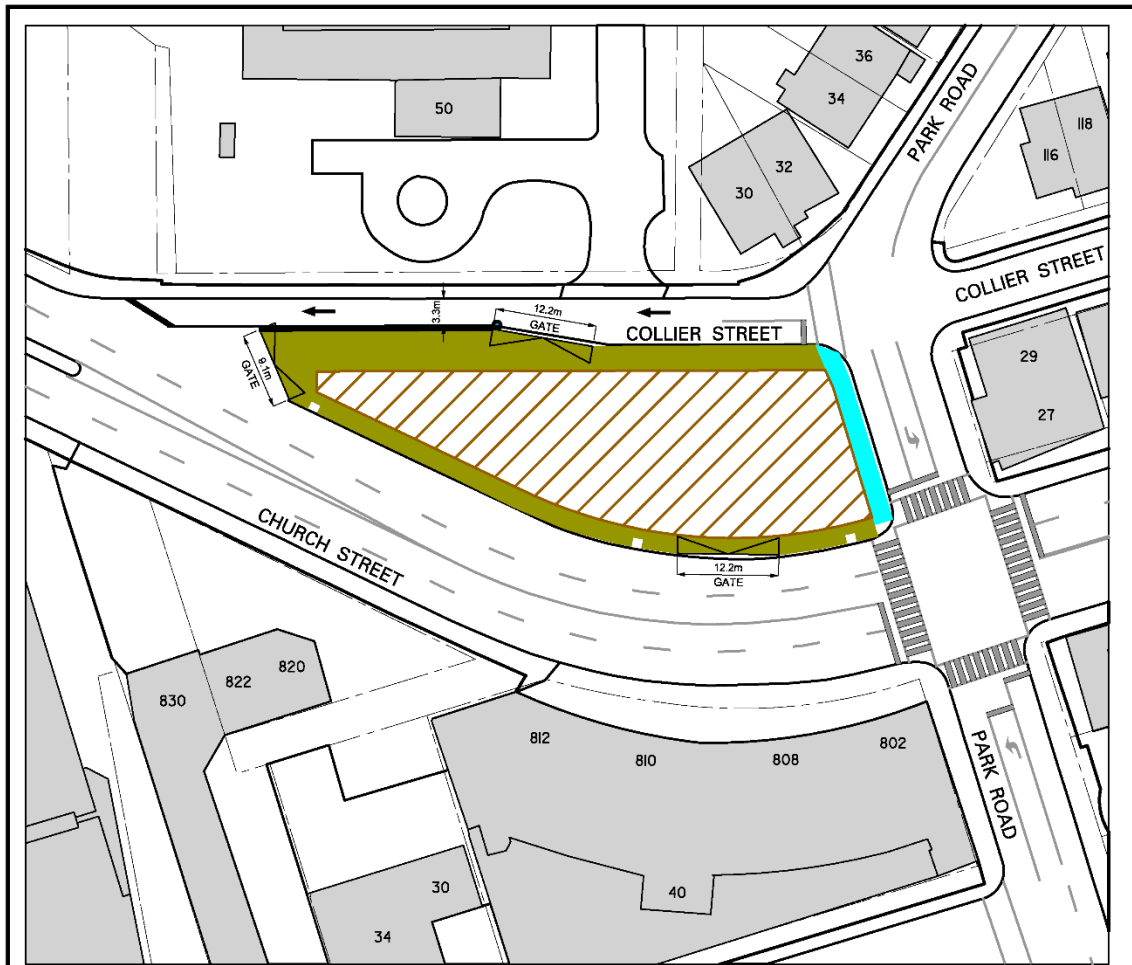
ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 717 Church Street, 85, 89, 93 & 97 Collier Street






Attachment 2: Pedestrian Detour Map

Construction Staging Area - 717 Church St, 85, 89, 93 & 97 Collier Street

Attachment 1: Proposed Construction Staging Area - 717 Church Street, 85, 89, 93 & 97 Collier Street



LEGEND

-  PROPOSED JERSEY BARRIER
-  PROPOSED CONSTRUCTION STAGING AREA
-  PROPOSED CONSTRUCTION SITE
-  PROPOSED COVERED PEDESTRIAN WALKWAY
-  PROPOSED ENERGY ATTENUATOR



**PROPOSED CONSTRUCTION STAGING AREA
717 CHURCH STREET, 85, 89, 93 & 97 COLLIER STREET**



FILE NO. 421T - 0710

SCALE : N. T. S.

DRAWN BY : O. K.

DATE : APR. 2024

Attachment 2: Pedestrian Detour Map

