

Construction Staging Area – 95 St. Joseph Street

Date: November 15, 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.

The Daniels Corporation is constructing a 40-storey mixed-use building (senior residence/condominium) building at 95 St. Joseph Street. The site is located on the south side of St. Joseph Street, approximately 39 metres west of Bay Street.

Transportation Services is requesting authorization to close the south sidewalk and a 2 metre wide portion of the eastbound curb lane on St. Joseph Street for a period of 58 months, from February 1, 2025 to December 1, 2029, in order to facilitate construction staging operations. Pedestrian movements on the south side of St. Joseph Street, abutting the site, will be restricted, thus pedestrians will be redirected to the sidewalk on the north side of the roadway.

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 2 metre wide portion of the south side, eastbound curb lane on St. Joseph Street, between a point 39 metres west of Bay Street and a point 87 metres further west, from February 1, 2025 to December 1, 2029, inclusive.
2. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times from Monday to Friday, on the south sides of St. Joseph Street, between a point 25 metres west of Bay Street and a point 150 metres further west.

3. Toronto and East York Community Council rescind the existing maximum two-hour parking regulation in effect at all times on Sunday, on the south side of St. Joseph Street, between a point 25 metres west of Bay Street and a point 150 metres further west.
4. Toronto and East York Community Council prohibit stopping at all times on the south side of St. Joseph Street, between a point 25 metres west of Bay Street and a point 150 metres further west.
5. 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.
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 maintain all sightlines 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 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.
12. 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 within 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.

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

14. Toronto and East York Community Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

FINANCIAL IMPACT

There is no financial impact to the City. The developer "Daniels HR CV Corporation" 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 St. Joseph Street these fees will be approximately \$807,000.00.

DECISION HISTORY

City Council, at its meeting on July 19, 2022, adopted Item 2022.TE34.7 entitled "95 St. Joseph St - Official Plan and Zoning Amendment Application" and in so doing amend former City of Toronto Zoning By-law 438-86, with respect to lands municipally known in the year 2021 as 95 St. Joseph Street.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.7>

City Council, at its meeting on July 19, 2022, adopted Item 2022.TE34.15 entitled "Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 95 St. Joseph Street" with respect to lands municipally known 95 St. Joseph Street.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.15>

Committee of Adjustments, at its meeting held on Wednesday, October 16, 2024 issued a Notice of Decision regarding File Number B0041/24TEY. The Committee of Adjustments approved a Minor Variance/Permission regarding the address at 95 St. Joseph Street finding that the intent and purpose of both the Official Plan and the Zoning By-law were maintained.

<https://www.toronto.ca/city-government/planning-development/application-details/?id=5459186&pid=228219&title=95%20ST%20JOSEPH%20ST>

COMMENTS

The Development and Timeline

The Daniels Corporation is constructing a 40-storey mixed-use building (senior residence/condominium) with a total of 444 residential units and 254 senior residential suites, along with a single level of underground parking at 95 St. Joseph Street. All permanent access to the underground parking garage will be off of St. Basil Lane. The site is bounded by St. Joseph Street to the north, a private laneway to the east and west, and St. Basil Lane to the south.

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

- Demolition: from February 2025 to April 2025;
- Excavation and shoring: from April 2025 to January 2027;
- Below grade formwork: from January 2027 to August 2027;
- Above grade formwork: from September 2027 to August 2029;
- Building envelope phase: from November 2028 to July 2029, and;
- Interior finishes stage: from May 2029 to August 2030.

Existing Conditions

St. Joseph 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 8.5 metres
- The daily two-way traffic volume is approximately 2,900 vehicles
- 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
- There are traffic calming speed humps installed on St. Joseph Street
- There is a place of worship (St. Basil's Catholic Parish) located 80 metres to the north

The parking regulations on St. Joseph Street, within the subject section are as follows:

North side

- Maximum two-hour parking permitted anytime on Saturday and Sunday
- No parking anytime Monday to Friday

South side

- Maximum two-hour parking permitted anytime on Sunday
- No parking anytime Monday to Saturday
- Unsigned statutory three-hour maximum parking is in effect at all other times

Proposed Construction Staging Area

Various options were explored by the developer to set up construction staging operations for the development in an effort to minimize the footprint of the construction staging area on the public right-of-way. The applicant reviewed the feasibility of setting up construction staging operations on adjacent public laneway and private laneways adjacent to the site. However, utilization of the laneways was not deemed feasible as the turning radius is too narrow to maneuver and the pavement width is too narrow to accommodate staging and delivery needs for a building of this scale. Furthermore, the adjacent laneways are utilized by several buildings in the area and provide access to rear parking, as well as garbage and recycling pick up to the neighbouring properties. Any construction operations would conflict with the aforementioned activities. Therefore, construction staging operations is not feasible on the adjacent laneways.

Subject to approval, the south sidewalk and a portion of the eastbound lane on St. Joseph Street, between a point 39 metres west of Bay Street and a point 87 metres further west will be closed to accommodate construction staging operations for the development. Pedestrian movements on the south side of St. Joseph Street will be restricted. As such, pedestrians will be redirected to the north sidewalk. Pedestrian detour signage will be installed at key locations at the traffic control signal on St. Joseph Street and Bay Street and at the pedestrian crossover located 20 metres east of the proposed construction staging area. To enhance traffic flow around the construction staging area and to facilitate safe and efficient inbound and outbound turn manoeuvres, stopping will be prohibited at all times on the south side of St. Joseph Street, between a point 25 metres west of Bay Street and a point 150 metres further west. The existing parking regulations on the north side of the street will remain in effect.

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

This development site is within the Construction Hub Coordination program and has been reviewed by staff to ensure compliance with the program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement. Within this Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

A review of the City's Five-Year Major Capital Works Program on St. Joseph Street indicates that Toronto Water has sewer rehabilitation work planned in 2026.

The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the above mentioned Capital Works, and failure to do so may result in the developer being responsible to cover any cost penalties incurred by the City as a result.

The applicant shall cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure within the vicinity of the construction staging area at no cost to the City.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Daniels HR CV Corporation, 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 St. Joseph Street for periods of less than 30 consecutive days over the 58-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

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Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 95 St. Joseph Street

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