TORONTO

REPORT FOR ACTION

Construction Staging Area Time Extension – Phipps Street

Date: August 16, 2017
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 27, Toronto-Centre Rosedale

SUMMARY

This staff report is about a matter that Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

Lanterra Developments (The Britt) Ltd. is constructing a 42-storey condominium building at 955 Bay Street. The site is bounded by Phipps Street to the north, existing residential uses to the east, Wellesley Street West to the south and Bay Street to the west. The sidewalk and a portion of the westbound lane on Phipps Street fronting the site are currently closed to accommodate construction staging operations for the development.

Toronto and East York Community Council, at its meeting on February 18, 2015 approved the subject construction staging area on Phipps Street, from February 19, 2015 to August 31, 2017. Transportation Services is requesting approval to extend the duration of the subject construction staging area from September 13, 2017 to August 31, 2018 in order to complete the construction of the development.

RECOMMENDATIONS

The Acting Director, Transportation Services, Toronto and East York District recommends that:

1. Toronto and East York Community Council approve the continuation of the closure of the sidewalk and a portion of the westbound lane on the south side of Phipps Street, between Bay Street and a point 68.4 metres, from September 13, 2017 to August 31, 2018.

2. Toronto and East York Community Council approve the continuation of "No Stopping, Anytime" regulation on the south side of Phipps Street, between Bay Street and a point 68.4 metres east.

3. Toronto and East York Community Council approve the continuation of the one-way westbound regulation on Phipps Street, between Bay Street and a point 68.4 metres east.

4. Toronto and East York Community Council continue to direct the Director, Transportation Services, Toronto and East York District, to ensure the site is maintained in a manner free and clear of debris at all times and prohibit the queuing of construction vehicles and storage of material outside of the approved construction staging area.

5. 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.

6. 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.

7. Toronto and East York Community Council direct that Phipps 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. Lanterra Developments (The Britt) 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 closure, these fees will be approximately $93,500.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on February 18, 2015, considered Item TE4.42 and approved the closure of the sidewalk and a portion of the westbound lane on the south side of Phipps Street, between Bay Street and a point 68.4 metres east, from February 19, 2015 to August 31, 2017.

COMMENTS

A mixed-use development consisting of a 42-storey residential condominium builiding is currently being constructed by Lanterra Developments (The Britt) Ltd. at 955 Bay Street. The site is bounded by Phipps Street to the north, existing residential development to the east, Wellesley Street West to the south and Bay Street to the west.

The development, in its completed form, will consist of approximately 769 dwelling units along with ground floor retail uses and a three-level underground parking garage. All permanent access to the site will be provided from Phipps Street.

The construction staging operations for the subject development takes place within the road right-of-way on the south side of Phipps Street fronting the site. The construction staging area on Phipps Street fronting the site was approved by the Toronto and East York Community Council from February 19, 2015 to August 31, 2017 and includes closure of the south sidewalk and a portion of the westbound lane.

With the current construction staging area in place, Phipps Street operates as one-way westbound, between Bay Street and a point 68.4 metres east. At present, a "No Stopping, during all times" regulation is in effect on the north and south sides of Phipps Street, in the immediate vicinity of the site.

The developer has requested an extension of duration of the construction staging area on Phipps Street in order to complete the construction of the development. Based on the information provided by the developer, the site has experienced a number of construction delays due to the following issues:

- Delays due to previous occupants not vacating on time. Final occupants vacated on June 15, 2015;
- Delays related to exterior demolition along Bay Street due to delayed vacancy of the occupants;
- Extensive efforts required to remove hazardous waste within the building ;
- Delays related to removal of existing exterior precast panels due to its non-conventional structural form (38 weeks compared to original estimate of 16 weeks);
- Delays related to removal of a floor (28 weeks compared to original estimate of 10 weeks).

The developer has informed staff that current staging area on Phipps Street is being used for all major deliveries (i.e. steel, concrete, mechanical and electrical equipment, windows etc.) and is essential to continue with the development.

Based on the detailed review of the construction activities and schedule undertaken by the developer, it is anticipated that remaining construction activities requiring right-of-way occupation on Phipps Street will be completed by August 31, 2018.

Finally, a review of the City's five-year major capital works program, at the time of this report, indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the subject construction staging area on Phipps Street is not expected to conflict with the City's capital works projects.

Councillor Kristyn Wong-Tam has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

Dave Twaddle, C.E.T.
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Toronto and East York District

ATTACHMENTS

Drawing No. 421G-2638, dated August, 2017

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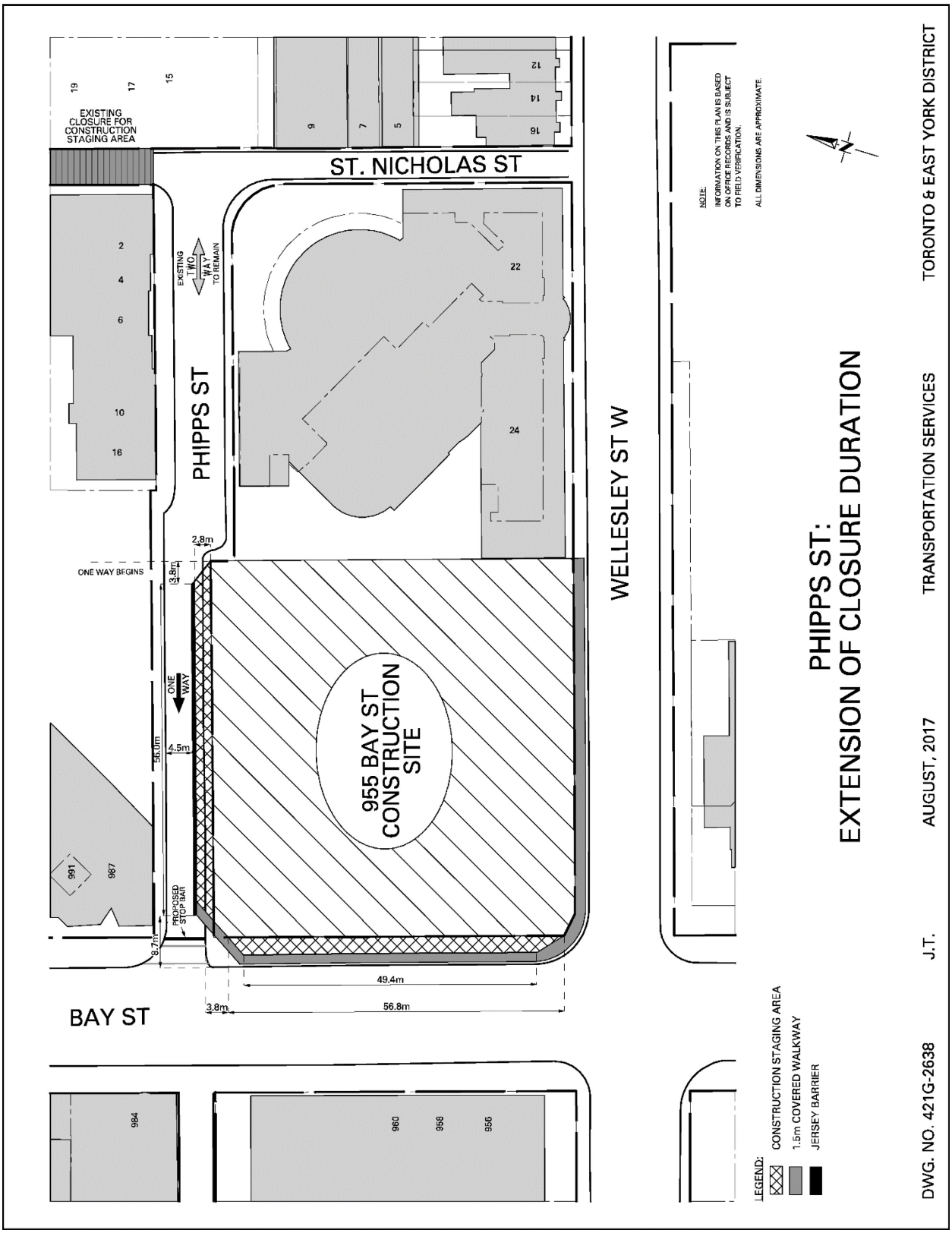

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