TORONTO

REPORT FOR ACTION

Construction Staging Area Time Extension – Balmuto Street (55 Bloor Street West)

Date: October 26, 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.

PCL Constructors Canada Incorporated is redeveloping the existing buildings at 55 Bloor Street West and 44 Charles Street West commonly known as the Manulife Centre. The site is located in the south-west quadrant of Bloor Street West and Balmuto Street. Construction staging areas for the development are located on Balmuto Street and include closure of the west sidewalk and a portion of the southbound lane.

Toronto and East York Community Council, at its meeting on May 2, 2017, approved the subject construction staging areas on Balmuto Street, from June 1, 2017 to December 30, 2017. Transportation Services is requesting approval to extend the duration of the subject construction staging areas from December 31, 2017 to July 31, 2018 in order to complete construction activities for Phase 1 of the redevelopment.

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 a portion of the southbound curb lane and the sidewalk on the west side of Balmuto Street, between Bloor Street West and a point 91.5 metres south, from December 31, 2017 to July 31, 2018.

2. Toronto and East York Community Council approve the continuation of the closure of a portion of the southbound curb lane and the sidewalk on the west side of Balmuto Street, between Charles Street West and a point 35.0 metres north from December 31, 2017 to July 31, 2018.

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 sweeping the construction site daily and nightly, 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 continue pressure washing the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.

7. Toronto and East York Community Council direct the applicant where no cycling lanes exist, in consultation with Transportation Services, to install sharrow markings onto the roadway and display appropriate signage on the hoarding board to inform motorists and cyclists to safely share the road.

8. Toronto and East York Community Council direct the applicant to continue ensuring that the existing sidewalks or the proposed pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.

9. Toronto and East York Community Council direct the applicant to continue consulting and communicating all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.

10. Toronto and East York Community Council direct the applicant to continue installing appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.

11. Toronto and East York Community Council direct that Balmuto 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. PCL Constructors Canada Incorporated 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 $314,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on May 2, 2017, approved the closure of the sidewalk and a portion of the southbound curb lane on the west side of Balmuto Street, between Bloor Street West and a point 91.5 metres south and between Charles Street West and a point 35.0 metres north, from June 1, 2017 to December 30, 2017.

COMMENTS

A redevelopment of the existing buildings located at 55 Bloor Street West and 44 Charles Street West (commonly known as Manulife Centre) is being undertaken by PCL Constructors Canada Incorporated. The Manulife Centre is bounded by Bloor Street West to the north, Balmuto Street to the east, Charles Street West to the south and Bay Street to the west. The redevelopment of the Manulife Centre will be undertaken in several phases and includes an addition of a 2-storey retail space at the base of the buildings along with a redesigned exterior façade.

The construction staging operations for Phase 1 of the redevelopment take place at two separate locations on the west side of Balmuto Street. The construction staging areas include closure of the west sidewalk and a portion of the southbound lane, between Bloor Street West and a point 91.5 metres south and between Charles Street and a point 35 metres north.

With the current construction staging area in place, Balmuto Street in the immediate vicinity of the site operates as one northbound and one southbound lane. As a result of the subject closures, pedestrians are currently redirected to the east sidewalk on Balmuto Street. To enhance traffic flow around the subject construction staging areas, stopping prohibition is in-effect on both sides of Balmuto Street.

The developer has requested an extension of the duration of the construction staging areas on Balmuto Street in order to complete the construction of Phase 1 of the redevelopment. Based on the information provided by the developer, the site has experienced a number of delays due to issues related to maintaining mechanical and electrical services for continued operations at the building.

Based on the information provided by the developer, the site is required to maintain both electrical and mechanical services to the building's occupants.

Major construction activities that will be undertaken during the requested extension period are described below:

- Demolition work: January 2018 to July 2018
- Structural steel phase: January 2018 to July 2018
- Concrete work phase: January 2018 to July 2018
- Building envelope phase: January 2018 to July 2018
- Interior finishing stage: January 2018 to July 2018

Based on the detailed review of the construction activities and schedule undertaken by the developer, it is anticipated that the remaining construction activities requiring right-of-way occupation on Balmuto Street will be completed by July 31, 2018. It should be noted that during Phase 2 of the redevelopment, the extent of the overall construction staging area will be reduced to minimize any impacts on the area wide traffic operations.

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 Balmuto Street is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that PCL Constructors Canada Incorporated has looked at all options to minimize the duration and impact of the construction staging area on all road users.

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

CONTACT

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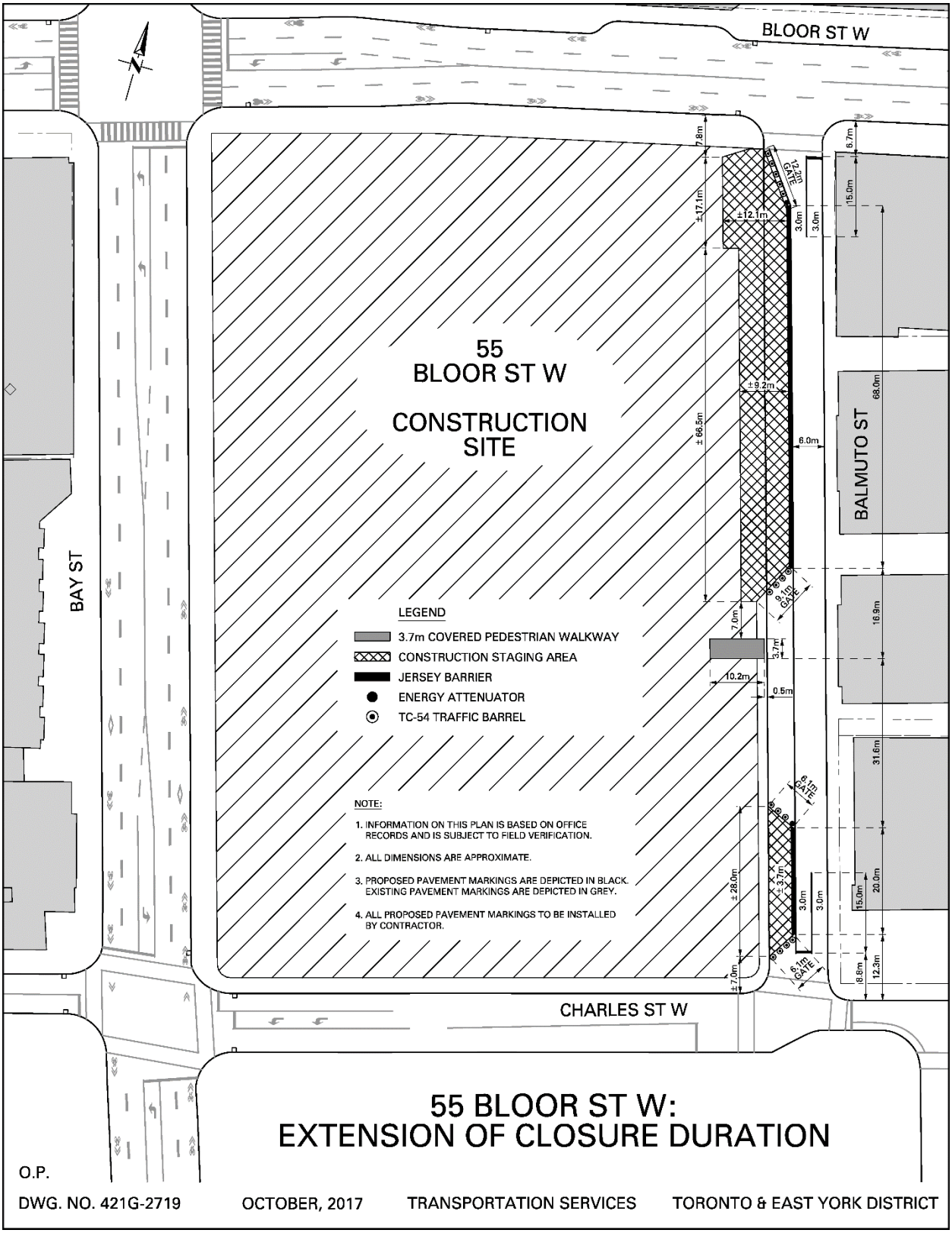
SIGNATURE

Dave Twaddle, C.E.T.
Acting Director, Transportation Services
Toronto and East York District

ATTACHMENTS

Drawing No. 421G-2719, dated October, 2017

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