



## REPORT FOR ACTION

### Construction Staging Area – 387-403 Bloor Street East

**Date:** January 17, 2019  
**To:** Toronto and East York Community Council  
**From:** Acting Director, Traffic Management, Transportation Services  
**Wards:** Ward 13, Toronto-Centre

#### SUMMARY

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

SkyGrid Construction Incorporated is constructing a 54-storey residential building and a 10-story hotel building at 387-403 Bloor Street East. The development site will have frontage on both Bloor Street East and Selby Street, respectively. The development is currently in progress, operating under a monthly Street Occupation Permit.

Transportation Services is requesting approval to close the sidewalk and a portion of the eastbound lane on the south side of Bloor Street East for a period of 12 months to accommodate construction staging operations. The developer originally requested a closure for 34 months but Transportation Services is seeking authority for 12 months at this time. Staff will review the need to extend the duration of the construction staging area and seek authority from City Council if necessary.

Construction staging area for the development has also been proposed within the north sidewalk and boulevard on Selby Street. Matters related to the construction staging area on Selby Street will be discussed in a future staff report nearer the time when the subject occupation is required.

#### RECOMMENDATIONS

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

1. City Council approve the closure of the south sidewalk and a 2.8 metre wide portion of the eastbound curb lane on Bloor Street East, between a point 26 metres west of Sherbourne Street and a point 41 metres further west and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from March 5, 2019 to March 5, 2020.

2. City 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.
3. City 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.
4. City Council direct the applicant to sweep the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.
5. City Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
6. City Council direct the applicant to ensure 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.
7. City 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. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
9. City Council direct that Bloor Street East be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. SkyGrid Construction 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 proposed closures on Bloor Street East, these fees will be approximately \$56,000.00.

## **DECISION HISTORY**

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The Ontario Municipal Board, pursuant to its Order issued on April 6, 2017, in relation to Board Case No. PL141371, allowed site specific zoning for the lands municipally known as 387-403 Bloor Street East and 28 Selby Street.

## COMMENTS

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### **Proposed Development**

A 54-storey residential building fronting Bloor Street East and a 10-story hotel building fronting Selby Street will be constructed by SkyGrid Construction Incorporated at the lands located at 387-403 Bloor Street East and 28 Selby Street. The site is bounded by Bloor Street East to the north, existing residential building (385 Bloor Street East) to the east, Selby Street to the south and an existing commercial building (365 Bloor Street East) to the west.

The development, when completed, will consist of 476 dwelling units, 188 hotel rooms and a 4-level underground parking garage. Permanent vehicular access will be provided from Selby Street.

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

- Excavation and shoring: from January 2018 to September 2019;
- Below grade formwork: from July 2019 to May 2020;
- Above grade formwork: from May 2020 to September 2020;
- Building envelope: from November 2020 to September 2021; and
- Interior finishes: from July 2020 to December 2021.

Based on the information provided by the developer, the entire site will be excavated to a depth of 17 metres from the street level. The excavation will extend from property line to property line on all four sides of the site. The developer has advised that due to limited availability of space, all construction activities including delivery and storage of construction material cannot be accommodated within the site. Therefore, occupation of road right-of-way on Bloor Street East and Selby Street will be essential to set up construction staging operations for the development.

Matters related to the construction staging area on Selby Street will be discussed in a future staff report nearer the time when the subject occupation is required. Therefore, this report only discusses matters related to construction staging areas on Bloor Street East.

### **Existing Conditions:**

Bloor Street East, in the vicinity of the site, is an east-west major arterial roadway and consists of a four-lane (two eastbound lanes and two westbound lanes). Eastbound and westbound curb lanes on Bloor Street East are marked with "sharrows" advising the cyclists and motorists to share the roadway. The TTC service on Bloor Street East is provided by the "300 Bloor-Danforth" bus.

The following parking regulations are in effect on the subject section of Bloor Street East:

#### **North Side**

- No parking, anytime, between Sherbourne Street and a point 73 metres west;
- No stopping, from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays, between Sherbourne Street and Mount Pleasant Road; and
- No stopping, from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, between Sherbourne Street and Mount Pleasant Road.

#### **South Side**

- No parking, anytime, between Sherbourne Street and a point 73 metres west;
- No stopping, anytime, between Sherbourne Street and a point 150 metres east;
- No stopping, from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, between Mount Pleasant Road and Sherbourne Street.

#### **Construction Staging Area**

Construction staging operations on Bloor Street East has been setup within a 2.8 metre wide portion of the eastbound curb lane and sidewalk on the south side of Bloor Street East, between a point 26 metres west of Sherbourne Street and a point 41 metres further west. Pedestrian movements will be maintained in a protected 2.1 metre covered walkway within the closed portion of the eastbound curb lane and south sidewalk. With the proposed closure in place, existing traffic operations on Bloor Street East will remain unchanged and the eastbound and westbound curb lanes on Bloor Street East will continue to accommodate the shared traffic operations for cyclists and motorists.

To enhance traffic operations around the construction staging area, the existing stopping prohibition in effect at all times will remain unchanged.

The existing eastbound left-turn storage lane on Bloor Street East at Sherbourne Street is 27.0 metres in length, approximately five vehicles. As a result of the realignment of the traffic lanes, the left-turn storage lane will be reduced to 12.0 metres, which will accommodate two vehicles. Based on a traffic operations analysis, a reduction of the storage lane is not expected to have a significant impact on the eastbound left-turn movement. In order to further mitigate the impacts of construction activities, all major deliveries at the site will be scheduled during the off-peak hours (i.e. from 7:00 a.m. to 4:00 p.m.). Furthermore, the proposed construction area will not negatively impact TTC service on Bloor Street East.

Finally, a review of the City's five-year major capital works program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging areas on Bloor Street East are not expected to conflict with the City's capital works projects.

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

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Bloor Street East for periods of less than 30 consecutive days over the initial twelve-month phase of the project in order to complete construction.

These permits would often contain temporal restrictions to ensure there is no road occupation during the AM and/or PM 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:

- 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 TPS 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 AM and PM 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.

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

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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1. Drawing No. 421G-3230, dated December 2018

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