

## **Construction Staging Area – 112 College Street**

**Date:** February 24, 2020  
**To:** Toronto and East York Community Council  
**From:** Acting Director, Traffic Management, Transportation Services  
**Wards:** Ward 11, University-Rosedale

### **SUMMARY**

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

EllisDon Corporation is constructing a 13-storey institutional building (the new University of Toronto Schwartz Reisman Innovation Centre) at 112 College Street. The site is located on the north side of College Street, east of University Avenue.

Transportation Services is requesting authorization to close the north sidewalk and a portion of the westbound curb lane on College Street for a period of 10 months (i.e. April 6, 2020 to January 31, 2021) to accommodate a construction staging area.

Although Transportation Services is technically requesting approval to close the sidewalk, bike lane and a portion of the westbound curb lane in their current location on the north side of College Street to accommodate construction staging operations, traffic lanes abutting the site will be realigned to maintain one westbound traffic lane, two eastbound traffic lanes, plus a bike lane and temporary walkway.

Pedestrian operations on the north side of College Street will be maintained in a covered and protected walkway within the closed portion of the existing bike lane. Bike operations on the north side of College Street will be maintained within the closed portion of the westbound curb lane. Existing pedestrian and bike operations on the south side of College Street will be maintained.

### **RECOMMENDATIONS**

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

1. City Council authorize the closure of the north sidewalk on College Street, between a point 57 metres east of University Avenue and a point 66 metres further east, from April 6, 2020 to January 31, 2021.

2. City Council authorize the closure of the bike lane and a portion of the westbound curb lane on the north side of College Street, between a point 50 metres east of University Avenue and a point 86 metres further east, from April 6, 2020 to January 31, 2021.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. City Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic 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.
11. City Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic 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.
12. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
13. City Council direct that College Street 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. EllisDon 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 College Street, these fees will be approximately \$255,000.00.

## DECISION HISTORY

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City Council, at its meeting on January 29, 2020 adopted Item TE12.6 of the Toronto and East York Community Council to amend Zoning By-law 438-86 for the lands at 112 College Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE12.6>

## COMMENTS

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### Proposed Development

A 13-storey institutional building (the new University of Toronto Schwartz Reisman Innovation Centre) will be constructed by EllisDon Corporation at the lands located at 112 College Street. The site is bounded by provincial buildings to the north, institutional buildings to the east, College Street to the south and a public park to the west.

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

- Excavation and shoring: from January 2020 to April 2020;
- Below grade formwork: from May 2020 to August 2020;
- Above grade formwork: from September 2020 to December 2020;
- Building envelope: from January 2021 to January 2022; and
- Interior finishes: from April 2021 to May 2022.

Based on the information provided by the developer, the entire site will be excavated to a depth of 11 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, additional space along the property line of the site was sought to set up a construction staging area for the development.

The development is surrounded by existing developments to the north and east and a public park to the west. As such, the only remaining available option to set up a construction staging area for the development is on College Street to the south.

## **Construction Staging Area**

College Street, in the vicinity of the site, is an east-west major arterial road and consists of a four-lane (two eastbound lanes and two westbound lanes) cross-section with a separated bike lanes on the both sides of the roadway. TTC service on College Street is provided by the "506 Carlton" streetcar, which operates in the median lanes on a shared right-of-way with general traffic. Currently, stopping is prohibited at all times on both sides of the street.

Construction staging operations on College Street will take place within the existing boulevard allowance, bike lane and the westbound curb lane on the north side of College Street fronting the site. Subject to approval, the north sidewalk on College Street will be closed between a point 57 metres east of University Avenue and a point 66 metres further east. Additionally, the north bike lane and westbound curb lane on College Street will be closed between a point 50 metres east of University Avenue and a point 86 metres further east. The proposed construction staging area will be utilized to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower crane.

With the construction staging area in place, College Street, in the immediate vicinity of the site, will operate as one westbound and two eastbound lanes. Pedestrian operations on the north side of College Street, abutting the site, will be maintained in a 1.5 metre wide covered and protected walkway within the closed portion of the existing bike lane. Bicyclists on the north side of College Street will be directed to a 1.5 metre wide bike lane within the closed portion of the westbound curb lane. Pedestrian and bike operations on the south side of College Street will be maintained on the existing sidewalk and bike lane.

The construction staging area does not adversely impact TTC's streetcar service on College Street and there will be no impacts on the existing transit stops.

To enhance traffic flow around the construction site, the existing stopping prohibition will remain in effect during all times on the both sides of College Street, between University Avenue and Elizabeth Street.

The original option for the construction staging area on College Street included a lane occupation for a period of 26 months. In order to minimize the impact on all road users, the applicant has reviewed and optimized the construction schedule to reduce the lane occupation on College Street to 10 months. The overall duration of 10 months will consist of a temporary continuous lane occupation for 10 months (i.e. April 6, 2020 to January 31, 2021) to facilitate excavation and shoring and below-grade formwork phases. Subsequently, construction staging activities will take place within the site for the remainder of the project.

Finally, a review of the City's 2020-2021 major capital works program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging area on College Street is not expected to conflict with the City's capital works projects.

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

The Ward Councillor has been advised of the recommendations of this report.

## **CONTACT**

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## **SIGNATURE**

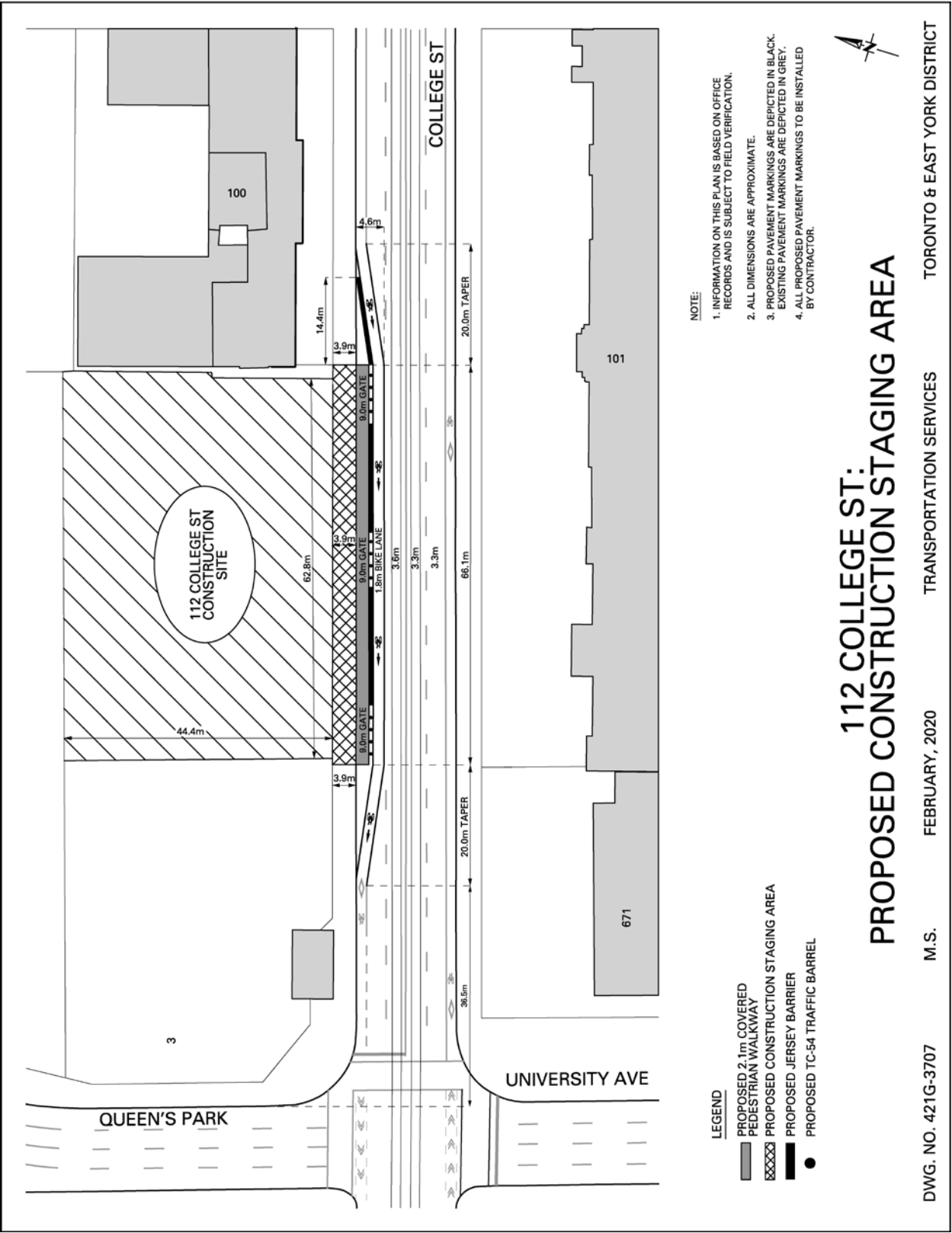
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Roger Browne, M.A.Sc., P.Eng.  
Acting Director,  
Traffic Management  
Transportation Services

## **ATTACHMENTS**

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1. Drawing No. 421G-3707, dated February 2020



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