

Construction Staging Area Time Extension – 387-403 Bloor Street East

Date: February 11, 2020
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 13, Toronto-Centre

SUMMARY

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. The site is located on the south side of Bloor Street East, one property east of Sherbourne Street. The sidewalk and a portion of the eastbound curb lane on the south side of Bloor Street East fronting the site are currently closed to accommodate construction staging operations for the development.

City Council, at its meeting on February 26, 2019, approved the subject construction staging area on Bloor Street East, from March 5, 2019 to March 5, 2020. A time extension of the construction staging area on Bloor Street East for an additional 20 months is required, in order to complete the construction of the development. However, Transportation Services is seeking authority for only 12 months (i.e. March 6, 2020 to March 8, 2021) at this time. Staff will review the need to further the duration of the construction staging area and seek authority from City Council, if necessary.

RECOMMENDATIONS

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

1. City Council authorize the continuation 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 6, 2020 to March 8, 2021.

2. City 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.
3. City 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.
4. City 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.
5. City 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.
6. City 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.
7. City 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.
8. City 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.
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

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 \$410,000.00.

DECISION HISTORY

City Council, at its meeting on February 26, 2019, adopted item TE3.32 and in so doing, approved 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.

Construction Staging Area
Time Extension - 387- 403 Bloor St E

COMMENTS

A 54-storey residential building fronting Bloor Street East and a 10-storey hotel building fronting Selby Street are being 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 four-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 (progressing);
- 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.

Construction staging operations on Bloor Street East have been set up 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 are 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 already in place, existing traffic operations on Bloor Street East remain unchanged.

By way of background, the developer originally requested a closure for 34 months to accommodate construction staging operations but Transportation Services only requested 12 months and would later review the need for a time extension of the construction staging area.

Based on the detailed review of the construction activities and schedule undertaken by the developer, the building is nearing completion of the below-grade formwork phase and work is underway to commence the above-grade formwork. The developer has informed staff that due to the built form of the development and limited availability of space, all of the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, the developer has requested an extension of the duration of the construction staging area on Bloor Street East in order to complete the construction of the development.

As the previous City Council approval ends on March 5, 2020, a time extension of the existing construction staging area on Bloor Street East is being requested until March 6, 2021. Staff will review the need to further extend the duration of the construction staging area and seek authority from City Council, if necessary.

Finally, a review of the City's 2020-2021 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 Bloor Street East is 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.

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

CONTACT

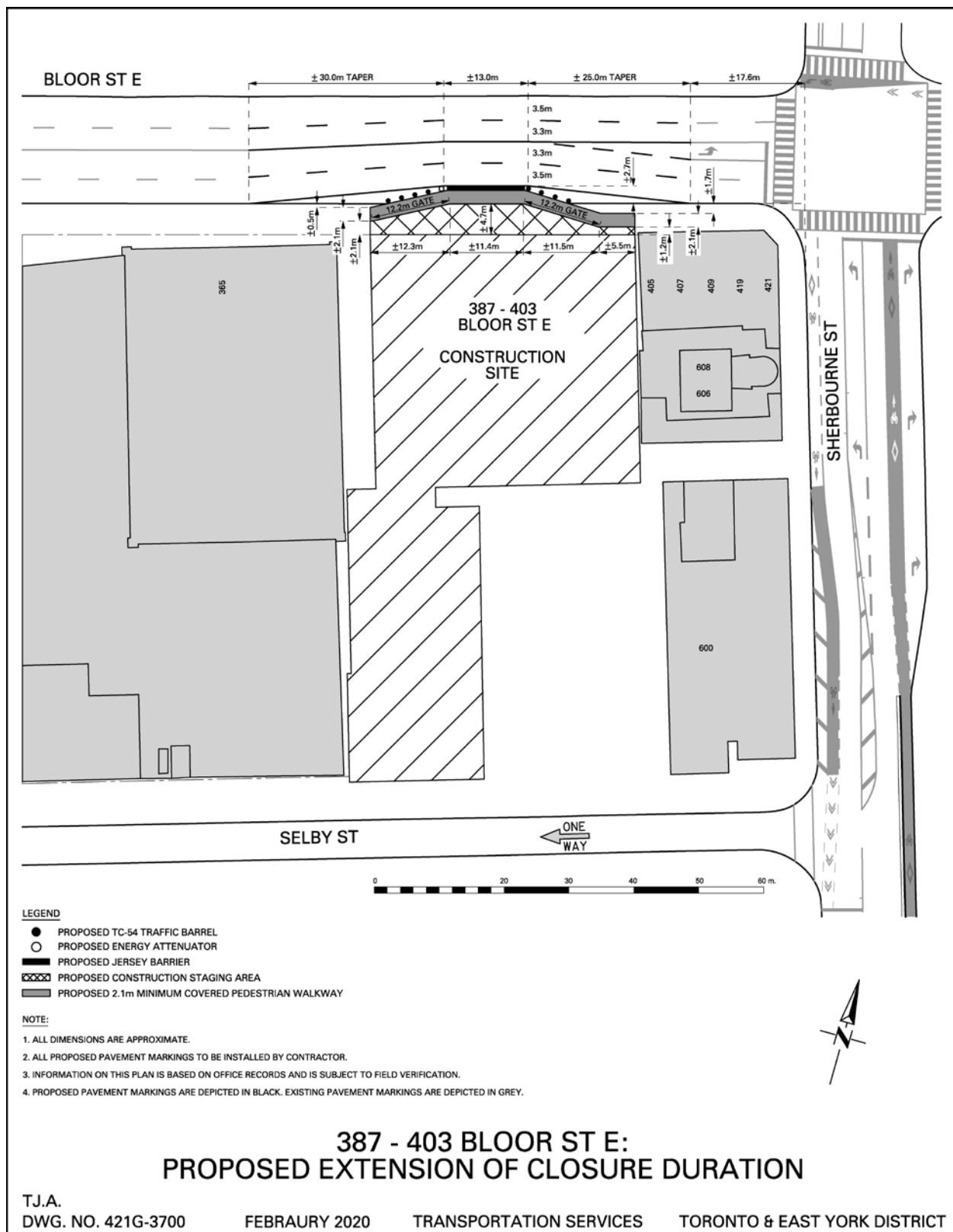
Craig Cripps
Manager (A)
Work Zone Coordination and Mitigation
Transportation Services
Telephone: (416) 397-5020
E-mail: Craig.Cripps@toronto.ca

SIGNATURE

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

ATTACHMENTS

1. Drawing No. 421G-3700, February 2020



Construction Staging Area Time Extension - 387-403 Bloor Street East

Construction Staging Area
Time Extension - 387- 403 Bloor St E