

Construction Staging Area Time Extension - Victoria Street (15 Shuter Street)

Date: February 3, 2021
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 13, Toronto-Centre

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.

EllisDon Corporation Inc. is redeveloping the existing heritage building (Massey Hall) at 15 Shuter Street. The redevelopment consists of interior and exterior renovations to the existing building, as well as construction of a nine-storey commercial building adjoining the rear part of the building.

The southbound curb lane on the west side of Victoria Street, between Shuter Street and a point 55.5 metres south is currently closed to accommodate construction staging operations for the development. Toronto and East York Community Council, at its meeting on February 14, 2019, authorized the subject construction staging area from March 5, 2019 to March 5, 2020. An extension of the construction staging area on Victoria Street for an additional nine months, from March 6, 2020 to December 31, 2020, was authorized by Toronto and East York Community Council at its meeting on March 12, 2020. The developer has requested an additional extension of the duration of the construction staging area on Victoria Street, as the site has experienced a number of construction delays related to COVID-19.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Victoria Street for an additional two months in order to complete the construction of the development.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the continuation of the closure of a 3.0 metre wide portion of the southbound lane on the west side of Victoria Street, between Shuter Street and a point 55.5 metres south, from January 1, 2021 to April 30, 2021.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. Toronto and East York Community Council direct that Victoria Street be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

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 Victoria Street, these fees will be approximately \$88,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on February 14, 2019, adopted Item TE3.35 entitled Construction Staging Area – Victoria Street (15 Shuter Street)" and, in so doing, authorized the closure of a portion of the southbound lane on the west side of Victoria Street, between Shuter Street and a point 55.5 metres south, from March 5, 2019 to March 5, 2020.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE3.35>

Toronto and East York Community Council, at its meeting on March 12, 2020, adopted Item TE14.41 entitled Construction Staging Area Time Extension – Victoria Street (15 Shuter Street)" and, in so doing, authorized the closure of a portion of the southbound lane on the west side of Victoria Street, between Shuter Street and a point 55.5 metres south, from March 6, 2020 to December 31, 2020.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE14.41>

COMMENTS

Status of the Development

The renovation of the heritage building (Massey Hall) at 15 Shuter Street and construction of a new adjoining nine-storey commercial building has been undertaken by EllisDon Corporation. The site is bounded by Shuter Street to the north, Victoria Street to the east, an existing commercial building (156-160 Victoria Street) to the south and St. Enoch's Square to the west.

The developer has advised that they have been delayed due to issues arising from COVID-19.

At the time of this report, the developer is finished with the major concrete works, including the roof slab. Additional major construction activities and associated timelines for the development are as follows:

- Tower Crane removal in April 2021;
- Streetscaping of Victoria Street and Shuter Street from April 2021 to August 2021; and
- Interior work and finishing until December, 2021.

Construction Staging Areas

Currently, a 3 metre wide portion of the southbound lane on the west side of Victoria Street, between Shuter Street and point 55.5 metres south, is closed to accommodate construction staging operations for the development. Victoria Street, in the immediate vicinity of the site, operates as one southbound lane and two northbound lanes. Pedestrian movements are accommodated in a covered protected walkway within the existing sidewalk on the west side of Victoria Street. Pedestrian operations on the east sidewalk are maintained.

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.

Overall, the existing construction staging areas are operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension.

Finally, a review of the 2021 City's 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 Victoria Street are not expected to conflict with the City's capital works projects.

Transportation Services is satisfied that EllisDon has looked at all options to alleviate congestion at this location.

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Construction Staging Area - Victoria Street (15 Shuter Street)

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