

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

Date: March 25, 2021
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-storey 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. However, at the time the developer indicated they would require the staging area for a total of 34 months. Subsequently, City Council, at its meeting on June 29 and 30, 2020 approved extending the duration of the construction staging area an additional 12 months, until March 8, 2021.

The developer has requested an additional extension of the duration of the construction staging area on Bloor Street East, in order to complete the construction of the development. Based on the information provided by the developer, the site has experienced a number of construction delays due to labour shortages and availability of materials due to COVID-19.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Bloor Street East until January 31, 2023, in order to complete the construction of the development.

RECOMMENDATIONS

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

1. City Council authorize the continuation of the of 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 9, 2020 to January 31, 2023.
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 and/or the pedestrian walkways 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 \$143,000.

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

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE3.32>

City Council, at its meeting on June 29 and 30, 2020, adopted Item TE14.39, entitled "Construction Staging Area Time Extension - 387-403 Bloor Street East" to extend the closure of the sidewalk and a portion of the eastbound curb lane, until March 8, 2021.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE14.39>

COMMENTS

Status of the Development

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: Complete;
- Below grade formwork: Complete;
- Above grade formwork: from May 2020 to March 2022 (progressing);
- Building envelope: from April 2021 to June 2022; and
- Interior finishes: from January 2021 to January 2023.

Construction Staging Area

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 that is designated for parking to west of the subject site. With the closure in place, existing traffic lanes and bike lanes on Bloor Street East will remain.

By way of background, the developer originally requested a closure for 34 months to accommodate construction staging operations but Transportation Services had previously only requested 12 months at a time and would later review the need for additional time extension of the construction staging area. Due to issues arising from COVID-19 and delays as a result of availability of materials and trades they are several months behind schedule.

Based on the detailed review of the construction activities and schedule undertaken by the developer, the building is nearing completion of the 10th floor and it is anticipated the formwork for the remaining floors will be completed by March 2022.

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 ended on March 6, 2021, a time extension of the existing construction staging area on Bloor Street East is being requested from March 6, 2021 to January 31, 2023.

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

Finally, a review of the City's 2021 capital works program, at the time of this report, indicates that there this section of Bloor Street East is scheduled for major road reconstruction in 2023. Since the staging area is to be removed by the end of January 2023, it is not anticipated to conflict with the City's capital works projects. However, this development will not be eligible for an extension beyond January 2023, as it would then conflict with proposed capital work.

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 staff report.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 378-403 Bloor Street East

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