Construction Staging Area - 48-58 Scollard Street and 1315-1325 Bay Street

Date: August 23, 2021
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 11, University - Rosedale

SUMMARY

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

Lanterra Developments Limited is constructing a 43-storey mixed use residential and commercial condominium building at 48-58 Scollard Street and 1315-1325 Bay Street. The site is located at the north-east corner of Scollard Street and Bay Street.

Transportation Services is requesting authorization to close the east sidewalk and a 2.9 metre-wide portion of the northbound curb lane on Bay Street, between Scollard Street and a point 61 metres to the north, for a period of 35 months (i.e., October 1, 2021 to August 31, 2024) to accommodate a construction staging area. Transportation Services is also requesting authorization to close the north side sidewalk and a 4.5 metre-wide portion of the westbound lane on Scollard Street, between Bay Street and a point 61.3 metres to the east, for the same period.

Pedestrian operations on the east side of Bay Street will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane. A northbound bike lane will be maintained at 1.5 metres in width, and will be adjacent to the walkway. Pedestrian operations on the north side of Scollard Street will be maintained in a 1.7 metre-wide covered and protected walkway within the closed portion of the existing lane.

The construction staging area on Bay Street will result in the loss of one northbound traffic lane in which stopping will be prohibited at all times. The number of westbound lanes will not be reduced on Scollard Street; however, stopping will be prohibited at all times due to the partial lane occupation.
RECOMMENDATIONS

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

1. City Council authorize the closure of the east sidewalk and a 2.9 metre-wide portion of the northbound curb lane on Bay Street, between Scollard Street and a point 61 metres to the north, from October 1, 2021 to August 31, 2024.

2. City Council authorize the closure of the north sidewalk and a 4.5 metre-wide portion of the westbound curb lane on Scollard Street, between Bay Street and a point 61.3 metres east, from October 1, 2021 to August 31, 2024.

3. City Council rescind the existing standing prohibition in effect at all times on the north side of Scollard Street, between Bay Street and a point 61.3 metres east.

4. City Council prohibit stopping at all times on the north side of Scollard Street, between Bay Street and a point 61.3 metres east.

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 and/or any proposed pedestrian walkways have proper enhanced 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 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.

10. 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.

11. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
12. 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.

13. 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 nighttime illumination, at their sole cost, to the satisfaction of the Ward Councillor.

14. City Council direct that Bay Street and Scollard Street be returned to their pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Lanterra Developments Limited 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 Bay Street and Scollard Street, these fees will be approximately $737,000.00.

DECISION HISTORY

City Council, at its meeting on April 26, 27 and 28, 2017, adopted Item TE23.7 entitled "48-58 Scollard Street and 1315-1325 Bay Street - Zoning Amendment Application - Final Report".


COMMENTS

The Development and Timeline

Lanterra Developments Limited is constructing a 43-storey mixed use residential and commercial condominium building with 147 units and four-levels of underground parking for 126 parking spaces, at 48-48 Scollard Street and 1315-1325 Bay Street. Permanent access will be from Scollard Street.

The site is bounded by a 10-storey residential and commercial condominium building to the north, a 15-storey residential and commercial condominium building to the east, Scollard Street to the south and Bay Street to the west.

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts of the construction on all road users. Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to a depth of 13.5 metres. Various options were explored by the
developer to set up construction staging operations for the development. The applicant has explored staging off the public lanes and private lanes adjacent to the site. However, utilization of the public laneways was not deemed feasible as the turning radius is too narrow to manoeuvre and the pavement width is too narrow to accommodate construction vehicles.

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

- Excavation and shoring: from February 2021 to October 2021;
- Below grade formwork: from August 2021 to May 2022;
- Above grade formwork: from May 2022 to January 2024;
- Building envelope phase: from July 2022 to May 2024; and
- Interior finishes stage: from September 2022 to October 2024.

Existing Conditions

Bay Street is characterized by the following conditions:
- It is a four-lane, north-south major arterial roadway
- It operates two-way traffic on a pavement width of approximately 7.5 metres
- It has a posted regulatory speed limit of 40 km/h
- There are sidewalks located on both sides of the street
- There is TTC service provided by the 19 bus route
- There are bike lanes on the east and west sides

The parking regulations on Bay Street, within the subject section are as follows:

**East Side**
- No stopping anytime

**West Side**
- No parking anytime
- No stopping anytime

Scollard Street is characterized by the following conditions:
- It is a one-lane, westbound local roadway
- It operates one-way westbound on a pavement width of approximately 15 metres
- It has a posted regulatory speed limit of 30 km/h
- There are sidewalks located on both sides of the street
- There is no TTC service provided

The parking regulations on Scollard Street, within the subject section are as follows:

**North Side**
- No standing anytime

**South Side**
- No stopping anytime
Proposed Construction Staging Area

The construction staging area for the development has been proposed to take place within the existing boulevard allowance and the northbound curb lane on the east side of Bay Street, and the existing boulevard allowance and the westbound curb lane on the north side of Scollard Street, abutting the site. The east sidewalk and a 2.9 metre-wide portion of the northbound lane on Bay Street, between Scollard Street and a point 61 metres to the north, will be closed to accommodate construction staging operations for the development. The north sidewalk and a 4.5 metre-wide portion of the westbound lane on Scollard Street, between Bay Street and a point 61.3 metres east, will also be closed to accommodate construction staging operations.

A drawing of the proposed construction staging area is shown in Attachment 1.

Pedestrian operations on the east side of Bay Street will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane. A northbound bike lane will be maintained at 1.5 metres in width, and will be adjacent to the walkway. Pedestrian operations on the north side of Scollard Street will be maintained in a 1.7 metre-wide covered and protected walkway within the closed portion of the existing lane.

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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 area is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Lanterra Developments Limited has looked at all options to minimize the duration and impact of the construction staging area on all road users. At the end of the approved closure period, staff will review the need for an extension and if any changes to the approval conditions are required.
The Ward Councillor has been advised of the recommendations of this report.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 48-58 Scollard Street and 1315-1325 Bay Street
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PROPOSED CONSTRUCTION STAGING AREA
50 SCOLLARD STREET

LEGEND:
- PROPOSED JERSEY BARRIER
- PROPOSED CONSTRUCTION STAGING AREA
- PROPOSED CONSTRUCTION SITE
- PROPOSED COVERED PUBLIC LANEWAY
- PROPOSED 1.7m MINIMUM COVERED WALKWAY
- PROPOSED FAST FENCE
- PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-64 FLEXIBLE DRUM

NOTE:
1. ALL DIMENSIONS ARE APPROXIMATE.
2. ALL PROPOSED PAVEMENT MARKINGS TO BE INSTALLED BY CONTRACTOR.
3. INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.
4. PROPOSED PAVEMENT MARKINGS ARE DEPICTED IN BLACK. EXISTING PAVEMENT MARKINGS ARE DEPICTED IN GREY.