

## **Construction Staging Area – 64-86 Bathurst Street**

**Date:** May 9, 2022  
**To:** Toronto and East York Community Council  
**From:** Director, Traffic Management, Transportation Services  
**Wards:** Ward 10, Spadina - Fort York

### **SUMMARY**

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

HNC Bathurst Street N-1 Inc, is constructing a 17 storey mixed-use rental building with 307 residential units, ground floor retail and office space on levels 2-4 at 64-86 Bathurst Street. The site is located on the north-west corner of Bathurst Street and Wellington Street West. The developer is requesting varying degrees of sidewalk occupation on the west side of Bathurst Street and on the north side of Wellington Street West, during two phases from April 1, 2022 to December 31, 2024.

For Phase 1, Transportation Services is requesting authorization to close the west sidewalk on Bathurst Street and a 1.2 metre portion of the boulevard on Wellington Street for a period of 17 months from April 1, 2022 to September 1, 2023, to accommodate a construction staging area.

For Phase 2, Transportation Services is requesting authorization approval to close the west sidewalk on Bathurst Street, a 5.6 metre wide portion of the boulevard and a 1.8 metre wide portion of the westbound curb lane on Wellington Street West for a period of 16 months from September 1, 2023 to December 31, 2024, to accommodate a construction staging area.

### **RECOMMENDATIONS**

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

1. City Council authorize the closure of the west sidewalk on Bathurst Street from Wellington Street West and a point 90 metres further north, and a 1.2 metre wide portion of the boulevard on Wellington Street West from Bathurst Street to a point 34 metres west from April 1, 2022 to September 1, 2023.

2. City Council authorize the closure of the west sidewalk on Bathurst Street from Wellington Street West and a point 90 metres north, a 5.6 metre wide portion of the boulevard and a 1.8 metre wide portion of the westbound curb lane on Wellington Avenue West from Bathurst Street to a point 34 metres west for a period of 16 months from September 1, 2023 to December 31, 2024.
3. City Council rescind the existing no parking prohibition in effect 7:00 a.m. to 9:00 a.m., Monday to Friday., except public holidays on the west side of Bathurst Street, between Wellington Street West and a point 90 metres north.
4. City Council rescind the existing no stopping prohibition in effect 4:00 p.m. to 6:00 p.m., Monday to Friday., except public holidays on the west side of Bathurst Street, between Wellington Street West and a point 90 metres north.
5. City Council prohibit stopping at all times on the west side of Bathurst Street, between Wellington Street West and a point 90 metres north.
6. City Council rescind the existing parking machine regulation in effect from 9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$3.00 per hour and for a maximum period of 3 hours, on the west side of Bathurst Street, between Wellington Street West and King Street West.
7. City Council rescind the existing maximum one-hour parking regulation in effect from 9:00 a.m. to 4:00 p.m., Monday to Friday, except public holidays, on the west side of Bathurst Street, between Wellington Street West and a point 90 metres north.
8. City Council direct the applicant to ensure the construction site and adjacent sidewalks and roadways are cleared of any construction debris and made safe.
9. City Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
10. 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.
11. 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.
12. City Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone 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.
13. City Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone 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.

14. 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.

15. 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.

16. City Council direct that Bathurst Street and Wellington Street West 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. HNC Bathurst Street N-1 Inc 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 Bathurst Street and Wellington Street West these fees will be approximately \$387,029.44, including lost revenue from the parking machines.

## **DECISION HISTORY**

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City Council, at its meeting on September 30, 2020 adopted Item TE18.3 and in so doing, amended Zoning By-law No. 438-86 for the lands municipally known as 64-86 Bathurst Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE18.3>

## **COMMENTS**

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### **The Development and Timeline**

The site is located on the northwest corner of Bathurst Street and Wellington Street West. The site is bounded by a residential property to the west, a commercial property to the north, Bathurst Street to the east and Wellington Street West to the south.

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 11.2 metres. Various options were explored by the developer to set up construction staging operations for the development. The applicant

had initially proposed to close the southbound curb lane on Bathurst Street with a protected covered walkway. However, utilization of Bathurst Street was not deemed feasible due to the numerous upcoming capital works projects and Metrolinx early utility works for Ontario Line construction.

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

- Excavation and shoring: from May 2021 to March 2022;
- Below grade formwork: from March 2022 to September 2022;
- Above grade formwork: from September 2022 to March 2023;
- Building envelope phase: from March 2023 to July 2024;
- Interior finishes stage: from April 2023 to November 2024;

## **Existing Conditions**

Bathurst 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 18 metres
- The posted regulatory speed limit is 40 km/h
- There is TTC service provided by the 511 Bathurst St streetcar route
- There are sidewalks located on both sides of the street

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

### **West side**

- No standing anytime, between Wellington Street West and a point 17 metres north
- Maximum three-hour pay and display parking from 9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m. Sunday
- No parking in effect 7:00 a.m. to 9:00 a.m., Monday to Friday., except public holidays
- No stopping in effect 4:00 p.m. to 6:00 p.m., Monday to Friday., except public holidays

Wellington Street West is characterized by the following conditions:

- It is a one-lane, one-way westbound collector roadway
- It operates a bike lane on a pavement width of approximately 9 metres
- The posted regulatory speed limit is 30 km/h
- There are sidewalks located on both sides of the street
- There are traffic calming measures installed on the street

### **North side**

- No stopping anytime from a point 13 metres west of Bathurst Street and a point 17 metres further west

## **Proposed Construction Staging Areas**

### **Phase 1 (April 1, 2022 to September 1, 2023)**

Subject to approval, during the first phase of construction the west sidewalk on Bathurst Street will be closed between Wellington Street West and a point 90 metres north, to allow for construction staging operations. The east sidewalk on Bathurst Street will remain open between Wellington Street West and King Street West.

Pedestrians wishing to proceed north or south on the east side of Bathurst Street will be directed to cross to the east side at the traffic control signals located at Bathurst Street and Wellington Street West and Bathurst Street and King Street West. Appropriate advance warning signage will be installed to direct pedestrians to the opposite side of the street. The proposed construction staging area will not impact the existing TTC streetcar service on Bathurst Street.

The two existing southbound traffic lanes on Bathurst Street in the subject area will be maintained. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the west side of Bathurst Street, between Wellington Street West and a point 90 metres north. The existing parking regulations on the east side of the street will be maintained.

In order to facilitate safe and efficient access and egress for the developer's construction vehicles, it is recommended that the existing parking machine spaces on the subject section of Bathurst Street be temporarily rescinded. The applicant will be responsible for paying the lost revenue for 6 parking spaces.

Also subject to approval, a 1.2 metre wide portion of the north boulevard on Wellington Street West will be closed, between Bathurst Street and a point 34 metres further west. Pedestrian movements will be accommodated in a 2.1 metre covered walkway within the existing sidewalk on the north side of Wellington Street West. There are no parking changes required on Wellington Street West during phase 1.

A drawing of the proposed phase one construction staging area is shown on Attachment 1.

### **Phase 2 (September 1, 2023 to December 31, 2024)**

Subject to approval, during the second phase of construction the west sidewalk on Bathurst Street will remain closed. The north sidewalk and a 1.8 metre wide portion of the road on Wellington Street West between Bathurst Street and a point 34 metres west will be closed. Appropriate signage will be installed to direct pedestrians to the opposite side of the street

A single westbound traffic lane and bicycle lane on Wellington Street West will be maintained.

A drawing of the proposed phase two construction staging area is shown in Attachment 2.

It should be noted that construction of the development is currently in progress, operating under a monthly Street Occupation Permit.

Finally, a review of the City's Five-Year Major Capital Works Program indicates that watermain replacement work is scheduled on Stewart Street from Bathurst Street to Portland Street from June 20, 2022 to July 14, 2023. Watermain replacement, local road resurfacing and bicycle lane installation will occur on Wellington Street West from June 20, 2022 to July 14, 2023. TTC track replacement on Bathurst Street from Queen Street to Front Street will occur in 2024.

Through ongoing dialogue with the developer, Transportation Services is satisfied that HNC Bathurst Street N-1 Inc, 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.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Bathurst Street and Wellington Street West for periods of less than 30 consecutive days over the 33-month life of the project in order to complete construction.

These permits would often contain time of day restrictions to ensure there is no road occupation during peak periods. Based on the nature of this type of construction activity, there are potential risks to the City in not allowing the staging area permit to proceed such as:

- During crane hoisting activities for a project of this scale, in considering Health and Safety regulations, the Police Act and the Highway Traffic Act give Toronto Police Service officers the discretionary authority to close all lanes of a public highway during the hoist, taking into account wind conditions, as well as both the size and nature of the load.
- Once the pouring of concrete for a structural slab or member is commenced (like a building foundation or floor,) it cannot be stopped for any reason (including the commencement of a rush hour restriction) until it is completed in order to maintain its structural integrity.
- This would mean that on any given day during the construction activity, instead of having a single lane occupied 24/7 so that all hoisting would take place within the site, behind the construction hoarding, where the remaining adjacent lanes of traffic operate in a free-flow condition, all lanes of traffic may be held by the paid-duty officer on-site during the hoisting activity, including morning and afternoon peak periods at their sole discretion.
- When the constructor/developer requests the use of adjacent public highway to expand the size of their construction footprint, and bring vehicles into the site, they are also attempting to address their obligations as a constructor/employer under Ontario Regulation 213/91 "Construction Projects" pursuant to the Occupational Health and Safety Act.

The Ward Councillor has been advised of the recommendations in 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

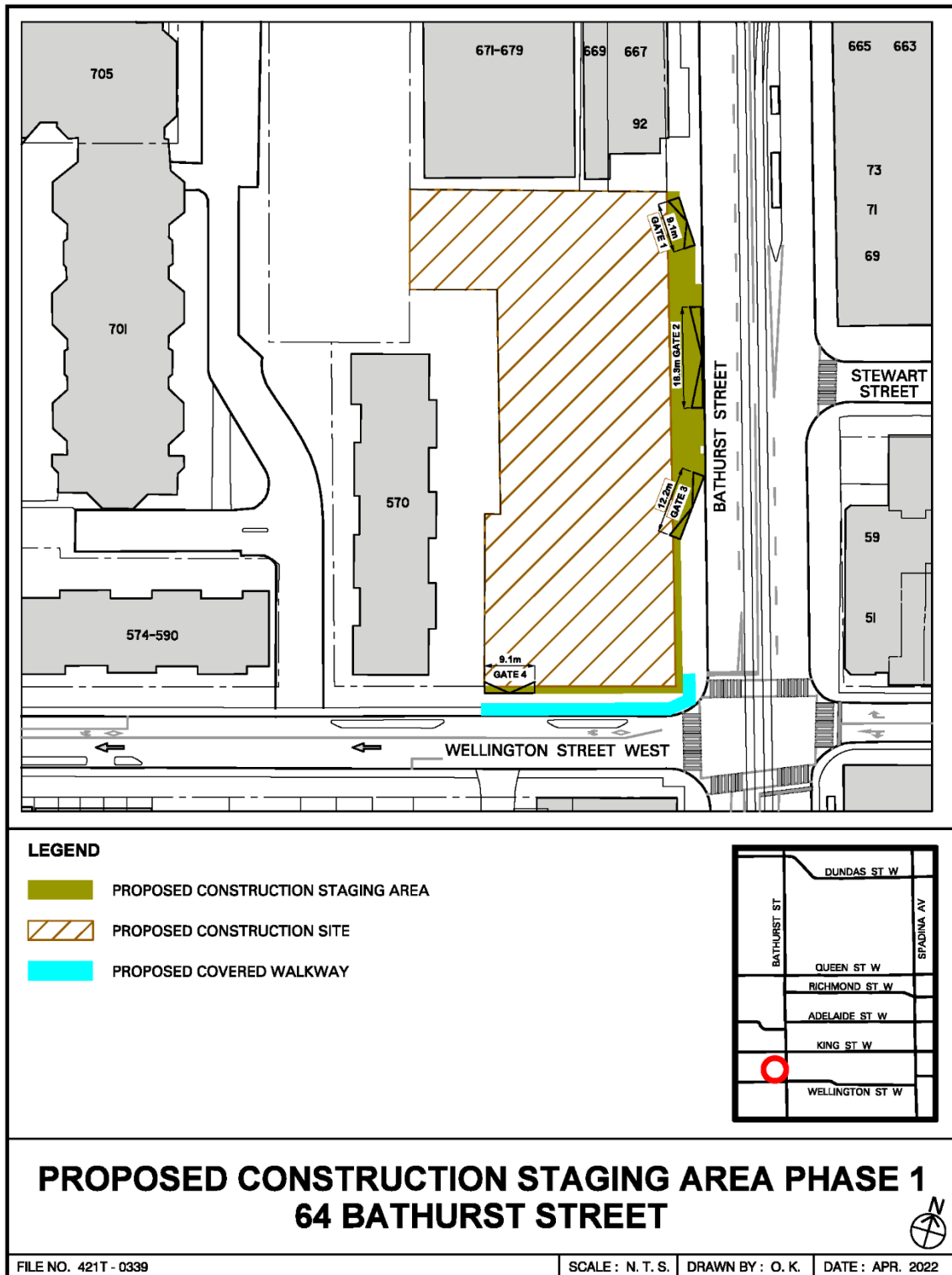
## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - Phase 1 - 64-86 Bathurst Street

Attachment 2: Proposed Construction Staging Area - Phase 2 - 64-86 Bathurst Street

Attachment 1: Proposed Construction Staging Area - Phase 1 - 64-86 Bathurst Street





Attachment 2: Proposed Construction Staging Area - Phase 2 - 64-86 Bathurst Street

