

## **Construction Staging Area – 292 A Bremner Boulevard**

**Date:** June 13, 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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This staff report is about a matter that Toronto and East York Community Council has delegated authority from City Council to make a final decision.

PCL Construction is constructing a four-storey tall flying simulator theatre known as the FlyOver Toronto Project. The site is located on the north side of Bremner Boulevard in-between the Rogers Centre to the west and Ripley's Aquarium to the east.

Transportation Services is requesting approval to close a 3.7 metre wide portion of the north sidewalk on Bremner Boulevard for a period of 28 months, from September 1, 2022 to January 31, 2025 to facilitate construction staging operations. Pedestrian movements will be maintained within a 3.0 metre wide walkway within the existing sidewalk on the north side of Bremner Boulevard.

### **RECOMMENDATIONS**

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

1. Toronto and East York Community Council authorize the closure of a 3.7 metre wide portion of the north sidewalk on Bremner Boulevard, between a point 35 metres east of Rees Street and a point 75 metres further east, from September 1, 2022 to January 31, 2025.
2. Toronto and East York Community Council direct the applicant to pressure wash or sweep (weather permitting) the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
3. Toronto and East York Community Council direct the applicant to construct and maintain a protected, unobstructed, and fully AODA compliant walkway for all pedestrians, including for those with mobility devices for the entire duration of the construction staging area permit.

4. Toronto and East York Community 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.
5. Toronto and East York Community 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.
6. Toronto and East York Community Council direct the applicant to install appropriate signage and request the applicant to install converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
7. Toronto and East York Community 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.
8. Toronto and East York Community 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.
9. Toronto and East York Community Council direct the applicant to install cane detection within the protected walkway to guide pedestrians who are visually impaired.
10. Toronto and East York Community 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.
11. Toronto and East York Community 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.
12. Toronto and East York Community Council direct that Bremner Boulevard 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. PCL Construction 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 Bremner Boulevard these fees will be approximately \$53,939.20.

## **DECISION HISTORY**

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City Council, at its meeting on July 6, 7 and 8, 2010 adopted Item TE35.3 and in so doing, amended Zoning By-law No. 1994-0806 for the lands municipally known as 301 Front Street West and 280 Bremner Boulevard.

<https://www.toronto.ca/legdocs/mmis/2010/te/bg/d/backgroundfile-31090.pdf>

## **COMMENTS**

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### **The Development and Timeline**

The site is bounded by Rees Street to the west, Lower Simcoe Street to the east and Bremner Boulevard to the south.

The building will be setback approximately 30 metres from the sidewalk.

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, a portion of the site will be excavated to a depth of 6 metres.

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

- Demolition: from September 2022 to January 2023
- Excavation and shoring: from January 2023 to March 2023
- Below grade formwork: from January 2023 to August 2023
- Above grade formwork: from February 2023 to December 2023
- Building envelope phase: from November 2023 to November 2024
- Interior finishes stage: from November 2023 to January 2025

### **Existing Conditions**

Bremner Boulevard is characterized by the following conditions:

- It is a two-lane, east-west, minor arterial roadway
- It operates two-way traffic on a pavement width of approximately 12 metres
- The speed limit is 40 km/h

- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street

The parking regulations on Bremner Boulevard, within the subject section are as follows:

**North side**

- No stopping anytime, between a point 80 metres east of Rees Street and a point 10 metres further east
- 6 Taxicab Stands, between a point 46 metres east of Rees Street and a point 34 metres further east

**South side**

- No stopping anytime, between Rees Street and a point 126 metres east
- 4 Taxicab Stands, between a point 126 metres east of Rees Street and a point 23 metres further east

**Proposed Construction Staging Area**

Subject to approval, a 3.7 metre wide portion of the north sidewalk on Bremner Boulevard, between a point 35 metres east of Rees Street and a point 75 metres further east will be closed to accommodate construction staging operations for the development.

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

Pedestrian movements will be accommodated in a 3.0 metre wide walkway within the existing sidewalk on the north side of Bremner Boulevard. To enhance pedestrian safety around the construction staging area, the inbound and outbound construction gates will be closed during all large scale events at the Rogers Centre. Pedestrian operations on the south sidewalk are maintained.

The existing eastbound and westbound traffic lanes on Bremner Boulevard in the subject area will be maintained. The existing stopping prohibition and taxi stand in the area will remain in effect and do not require re-location.

A review of the City's Five-Year Major Capital Works Program indicates that the installation of on-street bikeway paving markings is planned on Bremner Boulevard in 2025. However, since the developers staging area is restricted to the north sidewalk, it is not expected to conflict with the City's capital works project.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that PCL Construction, 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 Bremner Boulevard for periods of less than 30 consecutive days over the 28-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**

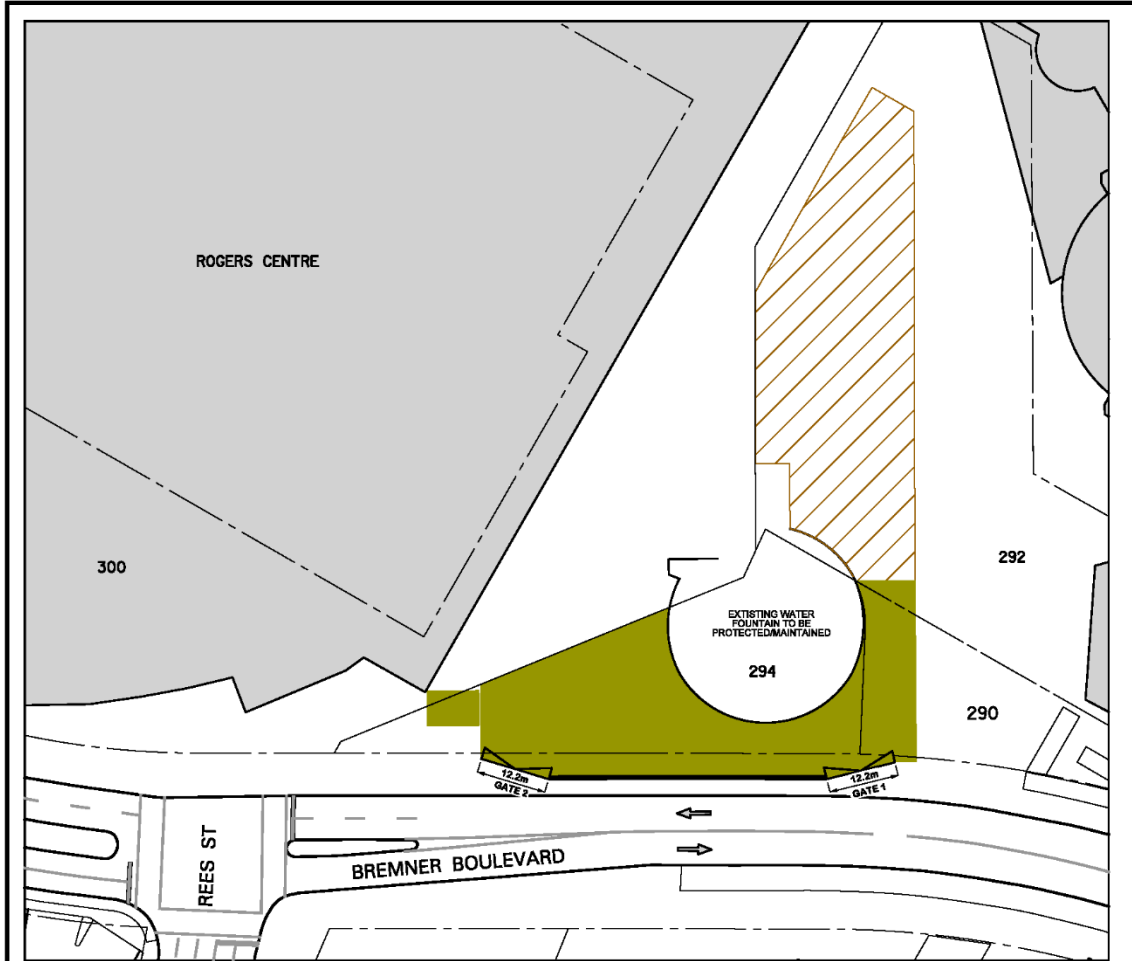
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Roger Browne, M.A.Sc., P. Eng.  
Director, Traffic Management, Transportation Services




## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 292 A Bremner Boulevard



**LEGEND**

-  PROPOSED JERSEY BARRIER
-  PROPOSED CONSTRUCTION STAGING AREA
-  PROPOSED CONSTRUCTION SITE



**PROPOSED CONSTRUCTION STAGING AREA  
292A BREMNER BOULEVARD**



FILE NO. 421T - 0363

SCALE : N. T. S.

DRAWN BY : O. K.

DATE : MAY 2022