

Construction Staging Area Time Extension – St. Patrick Street (234 Simcoe Street)

Date: January 10, 2023
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 10, Spadina-Fort York

SUMMARY

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

Lanterra Construction Management LTD. is building three towers, 17, 36 and 39-storey condominiums. The site is located on the east side of St. Patrick Street, between Dundas Street West to the north side, Simcoe Street to the east and Michael Sweet Avenue to the south. The east sidewalk and a 1.5 metre wide portion of the northbound lane on St. Patrick Street, from a point 84 metres south of Dundas Street West to a point 92 metres further south, are currently closed for construction staging operations.

Toronto and East York Community Council, at its meeting on October 10, 2019, approved the subject construction staging area on St. Patrick Street from October 14, 2019 to December 31, 2022. The developer has requested an extension of the duration of the construction staging area on St. Patrick Street, as the site has experienced COVID-19 related construction delays.

Transportation Services is requesting authorization to extend the duration of the construction staging areas from January 27, 2023 to March 31, 2024 to allow for the construction of the development to be completed.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the continuation of the closure of the east sidewalk and a 1.5 metre wide portion of the northbound lane on St. Patrick Street, from a point 84 metres south of Dundas Street West and a point 92 metres further south, and provision of a temporary pedestrian walkway within the closed portion of the northbound curb lane, from January 27, 2023 to March 31, 2024.

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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 ensure that the existing sidewalks or the proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
4. 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.
5. Toronto and East York Community Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
6. Toronto and East York Community 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.
7. 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 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.
8. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
9. Toronto and East York Community Council direct the applicant to continue 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.
10. Toronto and East York Community direct the applicant to continue 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.
11. Toronto and East York Community direct that St. Patrick Street be returned to its pre-construction traffic and parking regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Lanterra Construction Management LTD. 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 term of the closure, these fees will be approximately \$360,000.00 including lost revenue from the parking machines.

DECISION HISTORY

At its meeting of October 10, 2019, Toronto and East York Community Council adopted item TE9.38, entitled "Construction Staging Area - St. Patrick Street (234 Simcoe Street)" and in so doing, authorized a construction staging area on St. Patrick Street from October 14, 2019 to December 31, 2022.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.TE9.38>

City Council, at its meeting on March 28, 2019, adopted as amended Item TE31.5 of the Toronto and East York Community Council to amend Zoning By-law No. 542-2019, for the lands municipally known as 220 Simcoe Street, 234 Simcoe Street and 121 St Patrick Street.

COMMENTS

Development Proposal

Lanterra Construction Management LTD. is building three towers, 17, 36 and 39-storey condominiums. The project includes three and a half levels below grade with the P1 level for TPA parking. The site is located on the east side of St. Patrick Street, between Dundas Street West to the north side, Simcoe Street to the east and Michael Sweet Avenue to the south.

Major construction activities and associated timelines for the development are described below:

- Above grade formwork: October 2021 to February 2024
- Building envelope phase: July 2022 to April 2024; and
- Interior finishes stage: October 2022 to April 2024.

The developer has requested an extension of the duration of the construction staging area as the site has experienced COVID-19 related delays.

The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Continued

occupancy of the construction staging areas until March 31, 2024 is therefore essential to complete the development.

Construction Staging Area

Construction staging operations on St. Patrick Street are currently taking place within the existing boulevard allowance and the northbound curb lane on the east side of St. Patrick Street, abutting the site. The east sidewalk and a 1.5-metre wide portion of the northbound lane on St. Patrick Street, from a point 84 metres south of Dundas Street West to a point 92 metres further south, are currently closed. St. Patrick Street continues to operate one lane in each direction (northbound and southbound). Pedestrians are directed to a protected 1.7-metre covered walkway within the closed portion of the northbound lane and sidewalk.

Construction staging operations is also taking place on Simcoe Street, where a 3.8 metre wide portion of the boulevard allowance abutting the site is closed. A 1.7-metre wide portion of the sidewalk is covered and remains open for pedestrians. A jersey barrier is also installed on the east edge of the curb for pedestrian protection.

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

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

A review of the City's five-year major capital works program shows the development site is within a Metrolinx Review Zone. Therefore, the issuance of the occupation permit by Transportation Services, for construction staging on St. Patrick Street is conditional and subject to Metrolinx review of potential conflicts with transit project construction.

If the staging area is not approved, the developer's only option will be to apply for day-use permits of St. Patrick Street for periods of less than 30 consecutive days over the 15-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 of this report.

CONTACT

Craig Cripps, Manager, Construction Coordination and Traffic Mitigation, Transportation Services, (416) 397-5020, Craig.Cripps@toronto.ca.

SIGNATURE

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

ATTACHMENTS

Attachment 1: Construction Staging Area - St. Patrick Street (234 Simcoe Street)

Attachment 1: Construction Staging Area - St. Patrick Street (234 Simcoe Street)

