

Construction Staging Area – 399 Bathurst Street

Date: August 17, 2023

To: Toronto and East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 10, Spadina-Fort York and Ward 11, University-Rosedale

SUMMARY

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

Noventa Energy Partners is partnering with University Health Network to provide heating and cooling to Toronto Western Hospital through low-carbon wastewater energy transfer technology. The first phase of this project involves the construction of a "Wetwell" that will be 10 metres in diameter and 38 metres deep. The primary purpose of the Wetwell is to connect to the Mid Toronto Interceptor Sewer so that thermal energy can be transferred to/from the wastewater flowing through the sewer.

The project site is located on the south east corner of Bathurst Street and Dundas Street West. All construction vehicle ingress and egress will be from the south side of Dundas Street West, east of Bathurst Street.

Transportation Services is requesting approval to close the east sidewalk and the northbound curb lane on Bathurst Street and the south sidewalk and the eastbound curb lane on Dundas Street West for a period of 24 months, from November 2, 2022 to November 2, 2024 to facilitate construction staging operations. Pedestrian movements on the east side of Bathurst Street and the south side of Dundas Street West abutting the site will be maintained.

RECOMMENDATIONS

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

1. City Council authorize the closure of a 5.7 metre wide portion of the east boulevard and a 3.7 metre section of the northbound curb lane on Bathurst Street between Dundas Street West and a point 55 metres south, from November 2, 2022 to November 2, 2024.

2. City Council authorize the closure of a 8 metre wide portion of the south boulevard and a 4 metre section of the eastbound curb lane on Dundas Street West between Bathurst Street and a point 30 metres east, from November 2, 2022 to November 2, 2024.
3. City Council prohibit stopping at all times on the east side of Bathurst Street, between Dundas Street West and a point 55 metres south.
4. City Council prohibit stopping at all times on the south side of Dundas Street West, between Bathurst Street and a point 30 metres east.
5. City council rescind the existing no stopping regulation in effect from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, on the east side of Bathurst Street, between Dundas Street West and a point 55 metres south.
6. City Council rescind existing parking prohibition in effect from 7:00 a.m. to 9:00 a.m., Mondays to Fridays, except public holidays, on the east side of Bathurst Street, between Dundas Street West and a point 55 metres south.
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 on the east side of Bathurst Street, between Dundas Street West and a point 55 metres south.
8. 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 and from 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$3.00 per hour and for a maximum period of three hours on the east side of Bathurst Street, between Dundas Street West and a point 55 metres south.
9. City council rescind the existing no stopping regulation in effect from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays, on the south side of Dundas Street West, between Bathurst Street and a point 30 metres east.
10. City Council rescind the existing parking prohibition in effect at all times, on the south side of Dundas Street West, between Bathurst Street and a point 30 metres east.
11. 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 and from 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$4.00 per hour and for a maximum period of three hours, on the south side of Dundas Street West, between Bathurst Street and a point 30 metres east.
12. City 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.
13. City 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.

14. 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.

15. 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.

16. City 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.

17. 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.

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

19. 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.

20. 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.

21. City Council direct that Bathurst Street and Dundas Street be returned to its pre-construction traffic regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Bird Construction Group (the contractor) 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 Dundas Street West these fees will be approximately \$570,000.00.

DECISION HISTORY

City Council adopted item 2022.MM47.61 entitled, "Toronto's First Wastewater Energy Project - Largest in the World" on July 19, 2022.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.MM47.61>

City Council adopted item 2020.MM24.20 entitled, "Reopening Council Decisions 2019.IE7.10 and 2019.MM13.10 to modify the scope and duration of the City's first major wastewater energy transfer project on September 30, 2020.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.MM24.20>

City Council adopted item 2019.MM13.10, entitled, "Proposed Wastewater Energy Transfer Pilot Projects Alternate Site" on December 17, 2019.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.MM13.10>

City Council adopted item 2019.IE7.10, entitled, "Proposed Wastewater Energy Transfer Pilot Projects" on October 2, 2019.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.IE7.10>

COMMENTS

The Project and Timeline

The site occupies the south east corner of the Bathurst Street and Dundas Street West intersection. The project is bordered by Dundas Street West to the north, Sanderson Library to the south, Sanderson Library/Dundas Street to the east and Bathurst Street to the west.

A detailed review of the construction schedule was undertaken by the constructor to minimize the project duration and impacts of the construction on all road users. Based on the information provided by the constructor, the well will be excavated 10 metres in diameter to a depth of 38 metres.

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

- Excavation and shoring: from November 2022 to November 2023;
- Below grade formwork: from November 2023 to January 2024;
- Structural Steel Phase: from January 2024 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 14 metres
- The speed limit is 40 km/h
- TTC streetcar service is provided by the 511 Bathurst route
- The speed limit is 40 km/h

- There are sidewalks located on both sides of the street

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

East side

- No stopping from 4:00 p.m. to 6:00 p.m., Monday to Friday

West side

- No stopping from 7:00 a.m. to 9:00 a.m., Monday to Friday

Dundas Street West is characterized by the following conditions:

- It is a four-lane, east-west major arterial roadway
- It operates two way traffic on a pavement width of approximately 20 metres
- The speed limit is 40 km/h
- TTC streetcar service is provided by the 505 Dundas route
- The speed limit is 40 km/h
- There are sidewalks located on both sides of the street

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

- **South side**

- No stopping from 7:00 a.m. to 9:00 a.m., Monday to Friday
- No parking all times

- **North side**

- No stopping from 3:30 p.m. to 6:30 p.m., Monday to Friday

Proposed Construction Staging Area

Construction staging operations on Bathurst Street currently take place within the existing boulevard allowance and the northbound curb lane on the east side of Bathurst Street, abutting the site. The east sidewalk and a 3.7 metre wide portion of the northbound curb lane on Bathurst Street, between a point 55 metres south of Dundas Street West has been closed to accommodate construction staging operations for the project. Pedestrian movements on the east side of Bathurst Street are maintained in a protected walkway.

Construction staging operations on Dundas Street West currently take place within the existing boulevard allowance and the eastbound curb lane on the south side of Dundas Street West, abutting the site. The south sidewalk and a 4 metre wide portion of the eastbound curb lane on Dundas Street, between a point 30 metres east of Bathurst Street has been closed to accommodate construction staging operations for the project. Pedestrian movements on the south side of Dundas Street West will be maintained in a protected walkway.

One northbound lane on Bathurst Street and one eastbound on Dundas 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 east side of Bathurst Street and the south side of Dundas Street West.

It should be noted that construction of the development is currently in progress, operating under a monthly Street Occupation Permit. Sight lines are maintained at the existing traffic signals located at the intersection of Dundas Street West and Bathurst Street (east leg).

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

This project site is within the Construction Hub Coordination Pilot program and has been reviewed by staff to ensure compliance with the pilot program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement. Within this Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

Finally, a review of the City's Five-Year Major Capital Works Program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area is not expected to conflict with the City's capital works projects.

In consideration of the above details and through ongoing dialogue with the constructor, Transportation Services is satisfied that Bird Construction Group, 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 constructor's only option will be to apply for day-use permits for periods of less than 30 consecutive days over the 24-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

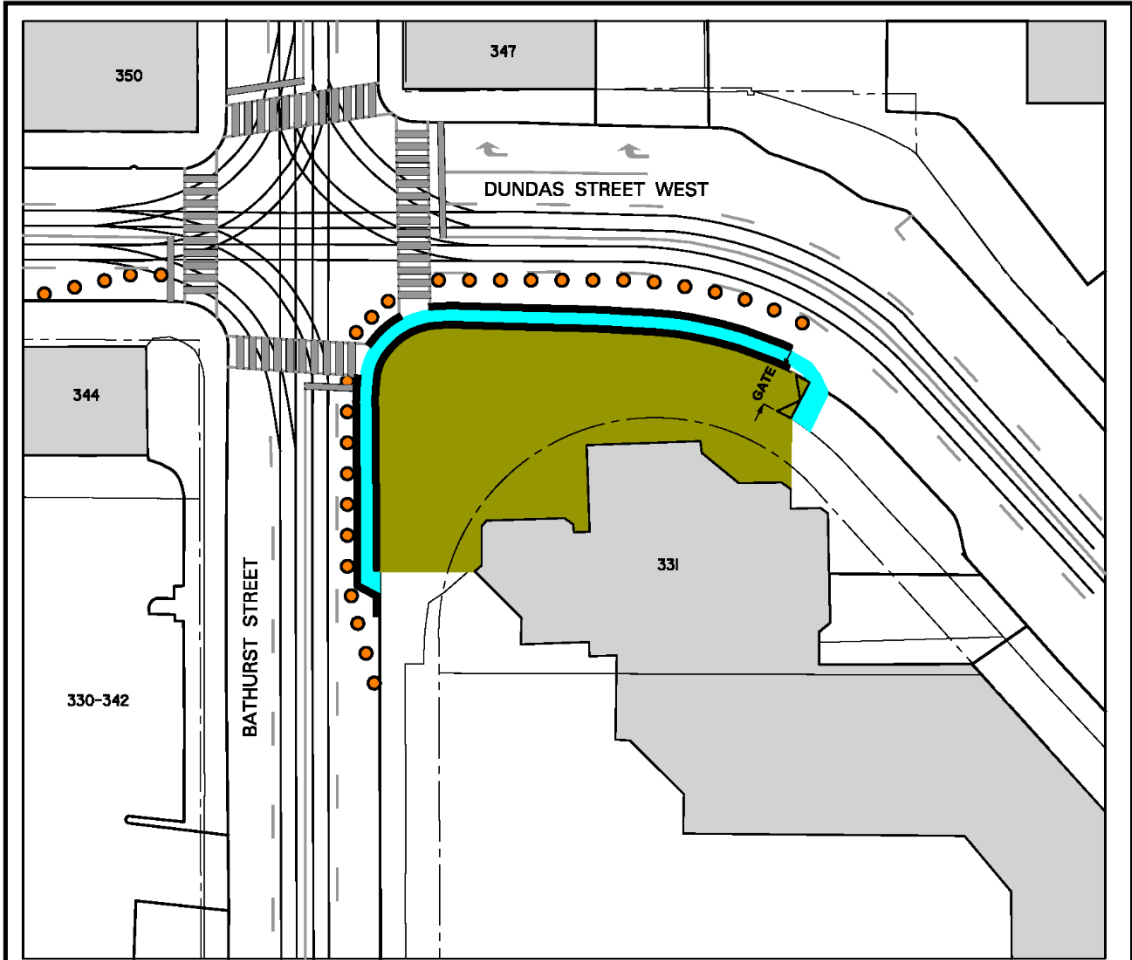
Stuart McGhie, Acting Manager, Work Zone Coordination and Mitigation, Transportation Services, 416-395-7468, stuart.mcghie@toronto.ca

SIGNATURE





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

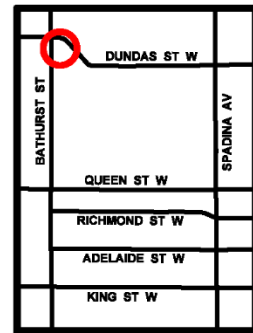
ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 399 Bathurst Street



LEGEND

-  PROPOSED JERSEY BARRIER
-  PROPOSED CONSTRUCTION STAGING AREA
-  PROPOSED COVERED PEDESTRIAN WALKWAY
-  PROPOSED TC-54 FLEXIBLE DRUM



**PROPOSED CONSTRUCTION STAGING AREA
399 BATHURST STREET**



FILE NO. 421T - 0566

SCALE : N. T. S.

DRAWN BY : O. K.

DATE : JUNE 2023