

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

Date: September 6, 2024

To: Toronto and East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 11, University - Rosedale

SUMMARY

As Bay Street is classified as a major arterial roadway, City Council approval of this report is required.

Lanterra Developments Limited is constructing a 43-storey mixed-use building with commercial and retail uses on the first three floors and residential use above at 48-58 Scollard Street and 1315-1325 Bay Street.

The east sidewalk and a 2.9 metre wide portion of the northbound curb lane on Bay Street, and the north sidewalk and a 4.5 metre wide portion of the westbound lane on Scollard Street abutting the site is currently closed to accommodate construction staging operations. City Council, at its meeting on October 1, 2021, approved the subject construction staging areas on Scollard Street and Bay Street, from October 1, 2021 to August 31, 2024. The developer is now requesting an extension of the duration of the construction staging areas on the aforementioned roadways, as the site has experienced number of construction delays.

In view of the above, Transportation Services is requesting authorization to extend the duration of the construction staging area on Scollard Street and on Bay Street for an additional nine months, from November 1, 2024 to July 31, 2025 to allow for the construction of the development to be completed.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

1. City Council authorize the continuation of 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 November 1, 2024 to July 31, 2025, inclusive.

2. City Council authorize the continuation of 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 61.5 metres east, from November 1, 2024 to July 31, 2025, inclusive.
3. City Council direct the applicant to continue posting 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.
4. City Council direct the applicant to continue providing and installing 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
5. City Council direct that Scollard Street and Bay Street be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact to the City. The 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 Scollard Street and Bay Street these fees will be approximately \$297,000.00.

DECISION HISTORY

At its meeting of October 1, 2021, City Council adopted item 2021.TE27.25, entitled "Construction Staging Area - 48-58 Scollard Street and 1315-1325 Bay Street", and in so doing, authorized a construction staging area on Scollard Street and Bay Street from October 1, 2021 to August 31, 2024.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.TE27.25>

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".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE23.7>

COMMENTS

Status of the Development

A 43-storey mixed use condominium building is being constructed by Lanterra Developments Limited at 48-48 Scollard Street and 1315-1325 Bay Street. The site is bounded by a 10-storey condominium building to the north, a 15-storey condominium building to the east, Scollard Street to the south and Bay Street to the west. The development in its completed form will consist of 147 residential dwelling units and a four-level underground parking garage. Permanent vehicular access to the development will be provided from Scollard Street.

Based on the information provided by the developer, the project has experienced construction challenges and COVID-19 related delays, such as labour shortages.

Consequently, the delays have impacted the original construction schedule. At the time of this report, the developer is currently working on the above grade formwork and the building envelope phase. Major construction activities and associated timelines for the development are as follows:

- Excavation: Completed
- Below grade Formwork: Completed
- Above grade Formwork: March 2023 to August 2024,
- Building Envelope Phase: March 2024 to February 2025, and;
- Interior Finishes Stage: June 2024 to July 2025.

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. Therefore, continued occupancy of the construction staging area until July 2025 is essential to complete the development.

Construction Staging Area

Construction staging operations will continue 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 westbound curb lane on the north side of Scollard Street. 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, is 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 continue to be closed to accommodate construction staging operations. The enclosure is utilized to accommodate construction material storage, a man and material hoist and worker facilities.

Pedestrians on the east side of Bay Street are accommodated in a 2.1 metre wide covered and protected walkway located within the closed portion of the northbound lane. A 1.5 metre wide northbound bike lane is maintained adjacent to the walkway. Pedestrian operations on the north side of Scollard Street are accommodated in a 1.7 metre-wide covered and protected walkway within the closed portion of the westbound lane. To maintain traffic flow around the construction staging areas, the stopping

prohibition, in effect at all times, will continue to be in effect on Scollard Street and Bay Street.

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

A review of the City's Major Capital Works Program for years 2024-2025, in the vicinity of the site, indicates that Toronto Hydro Electric System Ltd. has overhead, and underground civil and electrical works planned on Scollard Street and Bay Street in 2025.

The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the above mentioned Capital Works, and failure to do so may result in the developer being responsible to cover any cost penalties incurred by the City as a result. The applicant shall cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure within the vicinity of the construction staging area at no cost to the City.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Scollard Street and Bay Street for periods of less than 30 consecutive days over the nine-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 staff report.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 48-58 Scollard Street and 1315-1325 Bay Street

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