

# Crescent Town Bridge Review Update

City of Toronto Internal Audit  
Toronto Building  
Municipal Licensing and Standards

November 19, 2019

Crescent Town Elementary School



# Introductions

- **Toronto Building**

- Will Johnston, Chief Building Official and Executive Director

- **Internal Audit**

- Stuart Campbell, Director

- **Municipal Licensing and Standards**

- Elena Sangiuliano, Manager



# Agenda

1. Background
2. Internal Audit  
Findings and Recommendations of the Internal Audit Review
3. Toronto Building and Municipal Licensing and Standards  
Update on Implementation of the Internal Audit Recommendations
4. Update: Status of Bridge Replacement

# Background

- On November 17, 2018, a portion of the pedestrian bridge joining a condo building to Crescent Town Elementary School partially collapsed.
- The incident highlighted the need for the City to examine its role in the collapse, and identify actions to improve the safety of bridges attached to buildings, which are often publicly accessible, yet privately owned.
- City Council then directed City Divisions to take a number of actions aimed at improving their response to these types of incidents.

# Background

- Through the Winter and Spring, the Internal Audit Division conducted a review and identified a number of specific areas where the City can improve.
- Toronto Building and Municipal Licensing and Standards developed an action plan to implement the recommendations by the end of 2019.
- In July, the Chief Building Official reported back to the Executive Committee. The report was then adopted by City Council.

# Purpose of Today's Meeting

- In considering the July report from the Chief Building Official on the Crescent Town Bridge Review, City Council gave direction to hold a public meeting in order to:
  - *Share the findings and recommendations of the Internal Audit Review;*
  - *Provide an update on Toronto Building and Municipal Licensing and Standards' implementation of the Internal Audit recommendations; and*
  - *Request the Toronto District School Board and Bleeman Holdings/Pinedale Properties to provide an update on the replacement plans for the bridge.*



# Internal Audit

Findings and Recommendations

# Internal Audit Observations

1. Absence of clear guidelines and procedures with regard to roles and responsibilities for Toronto Building and Municipal Licensing and Standards.
2. Lack of enforcement of due dates on Orders issued for the completion of repairs.
3. No guidelines on when to issue an Order or the type of Order to be issued.
4. No regulations in place requiring property owners to conduct periodic building condition evaluations.
5. Complexities were experienced due to co-ownership of the bridge and lack of cooperation between the Toronto District School Board and the property owner.



# Recommendations

The following recommendations were made to Toronto Building and Municipal Licensing and Standards:

1. Develop **guidelines and procedures** to:
  - Clarify **roles and responsibilities** between Toronto Building and Municipal Licensing and Standards with respect to inspection and enforcement activities.
  - Identify **potential red flags and conditions** that may warrant the issuance of an Order, as well as the type of Order to be issued.
  - Establish **enforcement methods** for overdue Orders, with varying levels of escalation, including the potential for charges and penalties.

# Recommendations

2. Consider a **structure in its entirety** as opposed to individual segments based on ownership and include the names of all owners of a property in any Order issued.
3. Develop an **inventory** of privately-owned pedestrian bridges across the city for the purposes of establishing a **proactive** pedestrian bridge **inspection program**.

# Actions Taken

All recommendations have been implemented by Toronto Building and Municipal Licensing and Standards, and validated by Internal Audit. This includes the following:

- Standard Operating Procedures have been developed to clarify roles and responsibilities of Toronto Building and Municipal Licensing and Standards.
- Guidance around the monitoring of Orders has been outlined in the Standard Operating Procedure documents.
- An inventory of pedestrian bridges has been prepared and is being maintained by Toronto Building.



# Toronto Building and Municipal Licensing and Standards

Update on Implementation of the Internal Audit Recommendations

# Context: Who Does What?

Toronto Building	Municipal Licensing and Standards	Property Owners
Enforces compliance with the Ontario Building Code through the review of permit applications, issuance of permits and conducting of inspections during construction.	Ensures that property standards are maintained and also administers the Apartment Building Standards Program	Property owners are responsible for ensuring that their properties are maintained and for taking immediate action to eliminate unsafe conditions.

In 2017, the Province of Ontario enacted legislation to require proactive inspections of buildings. Adoption of regulations are pending.

# Update

All recommendations have been implemented by Toronto Building and Municipal Licensing and Standards, and validated by Internal Audit.

Recommendation	Actions Taken
#1. Clarity on Process, Roles and Responsibilities	Standard Operating Procedures have been developed to clarify roles and responsibilities of Toronto Building and Municipal Licensing and Standards.
#2. Issuance of Orders	Training has been delivered to Toronto Building Inspectors and Municipal Licensing and Standards Officers.
#3. Monitoring and Enforcing Due Dates on Orders	Guidance around monitoring of orders has been outlined in the Standard Operating Procedure documents.
#4. Lack of Proactive Building Condition Evaluations	Toronto Building has identified and inspected all 170 pedestrian bridges in the City of Toronto.

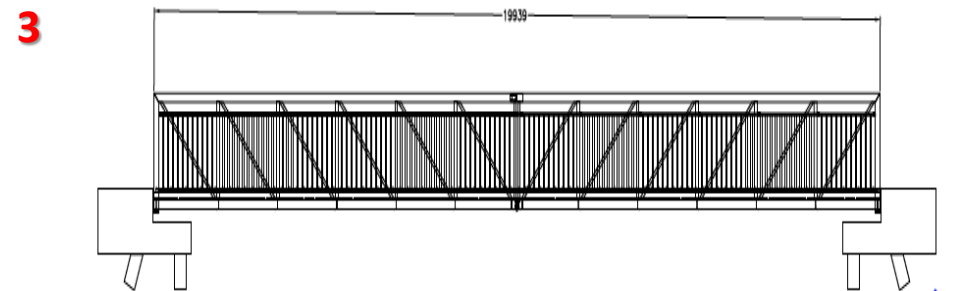
# Update: Proactive Bridge Inspections

- Toronto Building has identified and inspected all 170 pedestrian bridges in the City of Toronto that are:
  - Attached to a building, and
  - Located partly, or entirely, on private property.
- Where structures showed signs of deterioration, or there was evidence of repairs, Inspectors issued Unsafe Orders.
- Property owners were required to hire a Professional Engineer to provide a report and recommend remedial measures, where necessary.
- Orders were monitored to ensure timely compliance.





# Update: Crescent Town Bridges





# Update: Toronto Building Inspection Actions

## Bridges

### 1. Pedestrian Bridge – Spanning Victoria Park Avenue to TTC

- Shoring work completed.
- Bridge is currently undergoing repairs.

### 2. Commercial Bridge – Spanning Crescent Town Road

- Engineering assessment confirmed that structure is in good condition.

### 3. Pedestrian Bridge – Spanning Massey Square

- Building permit was issued for a new pedestrian bridge.
- Toronto Building is conducting inspections of the ongoing construction.

# Update: Toronto Building Inspection Actions

## Parking Garages

*Rental Apartments (including Commercial parking) & Condominium Parking Area*

- Toronto Building conducted proactive inspections for all parking structures and Orders issued for engineering reports.
- Engineering reports received – identified requirements for immediate temporary measures (to maintain safety) and long-term repair work.
- Professional Engineer's recommendations for temporary measures completed. (Shoring of columns and removal of loose concrete.)
- Parking Structures deemed safe while long term work is carried out.

# Update:

# Toronto Building Inspection Actions

Status of Repair Work in Parking Garages:

Rental Apartment Parking Area, including commercial parking

- Temporary shoring of columns complete.
- Closed off area with loose concrete (portion of P4 and area in commercial parking) until loose concrete is removed.
- Permit under review for permanent repairs for commercial parking areas
- Further permit required for expansion joint and concrete repair will be submitted before end of year.

Condominium Parking Area

- Temporary shoring of columns complete.
- Repairs on P1, P2, and P3 underway.
- Further permit required for other repairs in progress (expansion joint repair, column repair, and loose concrete repair).

# Status of Bridge Replacement



# Status of Bridge Replacement

- Building permits have been issued and construction is underway.









# Questions?

