

TORONTO STAFF REPORT

April 21, 2006

To: Toronto and East York Community Council

From: Director, Transportation Services Toronto and East York District

Subject: Premises Nos. 335 – 347 Bay Street - Temporary Road Occupation to Accommodate Construction Staging Areas
(Toronto Centre - Rosedale, Ward 28)

Purpose:

The purpose of this report is to establish construction staging areas within the roadway and sidewalk on Adelaide Street West, Bay Street and Temperance Street to facilitate the Ellis Don development incorporating Premises Nos. 335 - 347 Bay Street.

Financial Implications and Impact Statement:

All costs associated with this proposal will be borne by the developer.

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a 51-storey office building at a site bounded by Adelaide Street West, Bay Street and Temperance Street, construction staging areas be established at Premises Nos. 335 – 347 Bay Street:
 - (a) within the sidewalk and curb lane on the north side of Adelaide Street West between Bay Street and a point 118.7 metres east of Bay Street, with closure to pedestrian and vehicular traffic for a period of 37 months commencing May 26, 2006 and ending June 30, 2009;
 - (b) within the sidewalk and two northbound lanes on the east side of Bay Street, between Adelaide Street and Temperance Street, with closure to vehicular traffic for a period of 30 days commencing January 2, 2007 and ending February 1, 2007; and

- (c) within the sidewalk and curb lane on the south side of Temperance Street between Bay Street and a point 129.0 metres east of Bay Street, with closure to pedestrian and vehicular traffic for a period of 36 months commencing July 1, 2006 and ending June 30, 2009;
- (2) in conjunction with Recommendation No. (1) (a) above:
 - (a) stopping be prohibited at any time on the north side of Adelaide Street West, between Bay Street and a point 118.7 metres east of Bay Street;
 - (b) the existing “No Parking Anytime” regulation on the north side of Adelaide Street West, between Bay Street and a point 118.7 metres east of Bay Street, be rescinded;
 - (c) the existing “No Stopping, 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m., Monday to Friday, except Public Holidays” regulation on the north side of Adelaide Street West, between Bay Street and a point 118.7 metres east of Bay Street, be rescinded; and
 - (d) the existing No Standing, 11:30 a.m. to 1:30 p.m., Monday to Friday, except Public Holidays regulation on the north side of Adelaide Street West, between Bay Street and a point 118.7 metres east of Bay Street, be rescinded;
 - (3) in conjunction with Recommendation No. (1) (b) above, stopping be prohibited at any time on both sides of Bay Street, between Adelaide Street West and Temperance Street;
 - (4) in conjunction with Recommendation No. (1) (c) above:
 - (a) northbound and southbound left turns from Bay Street to Temperance Street be prohibited at all times;
 - (b) stopping be prohibited at any time on the south side of Temperance Street, between Bay Street and a point 129.0 metres east of Bay Street; and
 - (c) the existing “No Standing Anytime” regulation on the south side of Temperance Street, between Bay Street and a point 118.7 metres east of Bay Street, be rescinded;
 - (5) upon completion of this project, Adelaide Street West and Temperance Street revert to their pre-construction traffic and parking operation and regulations;
 - (6) on February 1, 2007, Bay Street revert to its pre-construction traffic and parking operation and regulations; and

- (7) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

Comments:

Transportation Services has received an application from Ellis Don Corporation for permission to temporarily occupy the sidewalk and curb lane on the north side of Adelaide Street West, between Bay Street and a point 118.7 metres east of Bay Street, the sidewalk and two lanes on the east side of Bay Street, between Adelaide Street West and Temperance Street, and the sidewalk and curb lane on the south side of Temperance Street between Bay Street and a point 129.0 metres east of Bay Street, as shown on Drawing No. 42IF-8306, dated April 2006, to facilitate staging areas for the construction of a 51-storey office building at Premises Nos. 335 - 347 Bay Street.

The development of this property requires the excavation of the entire site within the property lines to a depth of four stories in order to meet the obligation for the provision of below-grade parking. In consideration of this, it is physically impossible for the construction of this building to be undertaken from private property, hence the need to provide construction staging areas within the road allowance on the north side of Adelaide Street West, the east side of Bay Street and the south side of Temperance Street.

The subject portion of Adelaide Street West operates one-way eastbound with four traffic lanes. The applicant proposes to occupy the north lane and the sidewalk as a construction staging area. Pedestrians will be redirected to the south side of Adelaide Street West at Bay Street and at Yonge Street. Signage will be installed at Bay Street and at Yonge Street to advise pedestrians that the sidewalk is closed and to redirect them to the south side of Adelaide Street West. Local pedestrian access will be provided to an existing commercial area on the north side of Adelaide Street West, between the east limit of the subject site and Yonge Street.

The subject portion of Bay Street operates two-way with two traffic lanes in each direction. This portion of Bay Street is within the Urban Clearway, with high occupancy vehicle lanes in the northbound and southbound curb lanes and a "No Stopping 7:00 a.m. to 7:00 p.m., Monday to Friday", regulation in effect. The applicant proposes to occupy the north curb lane and sidewalk as a construction staging area for a 30 day period, beginning January 2, 2007. This construction staging area is required for the demolition of the lower 3 floors of the existing buildings at 335 and 347 Bay Street. Since the heritage façade of these buildings is required to be salvaged and used as part of the new structure, specialized equipment is required to safely remove individual sections of the façade. This equipment can be accommodated on a covered walkway over the sidewalk on the east side of Bay Street to remove the upper floors of the buildings, however additional ground space is required in order to remove the lower 3 floors down to ground level.

Transportation Services staff have determined that the pedestrian volumes on Bay Street are too high to be safely accommodated only on the west sidewalk during the above-mentioned proposed east sidewalk and northbound curb lane closure. Therefore, the northbound median lane would be utilized for a temporary pedestrian walkway around the construction staging area

on the east side of the street. Bay Street, between Temperance Street and Adelaide Street West would have to be reduced to one traffic lane in each direction for 30 days to provide for the temporary pedestrian walkway on the east side of the street. In consideration that Bay Street carries approximately 10,000 vehicles in a typical 8-hour period, these lane closures will cause traffic congestion in the area. Transportation Services staff will take all necessary measures, including the installation of advisory signs to notify motorists of the lane closures and modifying traffic signal timings in the area, in an effort to minimize congestion. All costs arising from this work will be the responsibility of the applicant.

The subject portion of Temperance Street operates two-way with parking on the north side of the street. The applicant proposes to occupy the sidewalk and the eastbound lane on the south side of the street. The sidewalk, existing parking, and the westbound lane on the north side of the street will be maintained at all times. Signage will be installed at Bay Street and at Yonge Street to advise pedestrians that the sidewalk is closed to redirect them to the north side of Temperance Street. Local pedestrian access will be provided to an existing commercial area on the south side of Temperance Street, between the east limit of the subject site and Yonge Street.

City of Toronto Municipal Code Chapter 937-2 grants authority to staff to issue full or partial road closure permits for periods up to 30 days in connection with private construction. In considering that these proposed closures are to be in effect for 36 months, and in considering the potential ramifications of a 30 day partial closure of Bay Street, we are advising Toronto and East York Community Council of the intended road occupation.

Conclusion:

The right-of-way occupation mentioned above will cause some disruption/inconvenience in the immediate area, which is normal with any construction project of this magnitude. It should be noted, however, that every effort will be made to minimize this disruption. With respect to noise, the applicant is required to comply with the provisions of Chapter 591 (Noise) of the City of Toronto Municipal Code.

Contact:

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Director

BRM/

List of Attachments:

(1) Drawing No. 42IF-8306, dated April 2006