



STAFF REPORT ACTION REQUIRED

Lane and Sidewalk Closure – 204 to 206 Bloor Street West

Date:	February 16, 2010
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina, Ward 20
Reference Number:	Ts10023te.top.doc

SUMMARY

Yorkville Construction Corporation is constructing a 19 storey combined commercial retail and residential condominium at 204-206 Bloor Street West, on the north side of Bloor Street West between Bedford Road and Avenue Road. For this reason, Transportation Services is seeking City Council approval to close the sidewalk and curb lane on the north side of Bloor Street West for 15 months.

RECOMMENDATIONS

Transportation Services recommends that City Council approve the following actions:

1. Close the sidewalk and curb lane on the north side of Bloor Street West, between a point 108.4 metres west of Avenue Road and a point 12.7 metres further west, from December 1, 2009, to February 28, 2011.
2. Implement a “No Stopping Anytime” regulation on the north side of Bloor Street West from a point 73.4 metres west of Avenue Road to a point 67.7 metres further west.
3. Rescind the “No Stopping, 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m., except Saturday, Sundays and Public Holidays” on the north side of Bloor Street West from a point 73.4 metres west of Avenue Road to a point 67.7 metres further west.
4. Rescind the regulation authorizing the operation of parking machines/meters, from 9:30 a.m. to 3:30 p.m., 6:30 p.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00p.m. Saturday; and 1:00 p.m. to 9:00 p.m. Sunday on the north side of

Bloor Street West from a point 73.4 metres west of Avenue Road to a point 67.7 metres further west.

5. Authorize staff to return Bloor Street West to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Yorkville Construction Corporation is responsible for all costs.

ISSUE BACKGROUND

Transportation Services has received an application from Yorkville Construction Corporation for a temporary sidewalk and lane closure on the north side of Bloor Street West between a point 108.4 metres west of Avenue Road and a point 12.7 metres further west, to use the area for construction staging purposes in order to construct this development. Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. This closure is required for a period of 15 months and needs City Council's approval.

COMMENTS

The construction site is located on the north side of Bloor Street West, between Avenue Road and Bedford Road. Bloor Street West is a major arterial road 16.5 metres in width. The street operates two-way with two lanes of traffic in each direction. The following parking regulations are in effect fronting the site:

- Stopping is prohibited from 7:30 a.m. to 9:30 a.m. and from 3:30 p.m. to 6:30 p.m., Monday to Friday;
- Parking machines operate from 9:30 a.m. to 3:30 p.m., 6:30 p.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; and 1:00 p.m. to 9:00 p.m. Sunday; and
- Parking is allowed without charge for a maximum period of 3 hours at other times.

If the construction staging area is approved, Bloor Street West will be reduced to a width of 12.5 metres. This is sufficient width to maintain two lanes of traffic in each direction. Two-way TTC night bus service will be maintained throughout the temporary closure.

To enhance traffic flow around the construction site, stopping will be prohibited at all times on the north side of Bloor Street West along the length of the staging area.

Pedestrians on the north side of Bloor Street West will be redirected by way of a temporary 1.8 metre-wide covered walkway in the curb lane adjacent to the construction staging area. Pedestrians will be fully protected from passing traffic by concrete barriers. Westbound cyclists will share a curb lane 3.25 metres in width.

The applicant is responsible to pay a fee to the Toronto Parking Authority to cover the loss of parking revenue for parking spaces on the north side of Bloor Street West.

Reasons for the partial road closure

Developing this property requires the excavation of the entire site. The applicant needs a construction staging area within the road allowance on the north side of Bloor Street West to enable delivery/storing of materials or equipment. Pedestrians on the north side of the street will be redirected to a temporary walkway beside the construction staging area. Traffic will continue to operate two-way on Bloor Street West.

CONTACT

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SIGNATURE

Peter Noehammer, P.Eng.
Director, Transportation Services

LIST OF ATTACHMENTS

(1) Drawing No. 421F-9830, dated October 2009

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