



**STAFF REPORT
ACTION REQUIRED**

Construction Staging Area – Bloor Street West

Date:	December 13, 2011
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Parkdale-High Park, Ward 14
Reference Number:	Ts2012021te.top.doc

SUMMARY

TMG Builders Corporation is constructing a 12 storey residential condominium at 1638 Bloor Street West, located on the northeast corner at Indian 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 18 months.

TMG Builders also needs to close the sidewalk and curb lane on the east side of Indian Road, north of Bloor Street West. This matter is dealt with in a companion report "Construction Staging Area – Indian Road" requiring Toronto and East York Community Council approval.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council close the sidewalk and curb lane on the north side of Bloor Street West, from Indian Road to a point 72 metres east for a period of 18 months, from January 2012, to June 2013, as shown on Drawing No. 421G-0511 attached to the report dated December 13, 2011 from the Director, Transportation Services, Toronto and East York District.
2. City Council implement a “No Stopping Anytime” regulation on both sides of Bloor Street West, from Indian Road to a point 72 metres east.
3. City Council direct that Bloor Street West be returned to its pre-construction parking regulations and traffic operation when the project is complete.

Financial Impact

There is no financial impact on the City. TMG Builders Corporation is responsible for all costs, including payment of fees to the City for occupying the right-of-way. Based on the area enclosed and projected term of the closure, these fees will be approximately \$27,500.00.

ISSUE BACKGROUND

Transportation Services has received an application from TMG Builders Corporation for a temporary sidewalk and lane closure on the north side of Bloor Street West, from Indian Road to a point 45 metres east 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 18 months and needs City Council's approval.

TMG Builders also needs to close the sidewalk and curb lane on the east side of Indian Road, north of Bloor Street West. This matter is dealt with in a companion report "Construction Staging Area – Indian Road" requiring Toronto and East York Community Council approval.

COMMENTS

The construction site is located on the northeast corner of the signalized intersection of Bloor Street West and Indian Road. Bloor Street West is a major arterial road 15.2 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 Bloor Street portion of the site:

- Parking is prohibited at anytime, from Indian Road to a point 52 metres east (Statutory regulation)
- Stopping is prohibited from 4:00 p.m. to 6:00 p.m., Monday to Friday;
- Parking machines operate from 8:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00p.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 13.5 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 and south side of Bloor Street West, from Indian Road to a point 72 metres east (along the length of the staging area). The construction staging area will temporarily eliminate 9 to 10 on-street paid parking spaces (1 on the north side and 8 to 9 on the south side). 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 and south side of Bloor Street West.

Pedestrians on the north side of Bloor Street West will be redirected by way of a temporary 1.7 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 3.5 metres in width.

Indian Road operates two-way and is 8.2 metres in width. Parking is prohibited on both sides of the street, from Bloor Street West to Indian Road Crescent.

If the construction staging area is approved, Indian Road will be reduced to a width of 6.7 metres. This is sufficient width to maintain two-way traffic in each direction.

To enhance traffic flow around the construction site, stopping will be prohibited at all times on both sides of Indian Road, from Bloor Street West to a point 40 metres north (along the length of the staging area).

Pedestrians on the east side of Indian Road will be redirected by way of a temporary 1.5-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.

The Ward Councillor has been consulted on this application.

Reasons for the partial road closure

Developing this property requires excavating the entire site to a depth of 13 metres to accommodate underground parking. The applicant needs a construction staging area within the road allowance on the north side of Bloor Street West and east side of Indian Road to enable delivery/storing of materials or equipment. Pedestrians on the north side of Bloor Street West and east side of Indian Road will be redirected to temporary walkways beside the construction staging area. Traffic will continue to operate two-way on Bloor Street West and Indian Road.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
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Toronto and East York District

LIST OF ATTACHMENTS

(1) Drawing No. 421G-0511, dated December 2011