



STAFF REPORT ACTION REQUIRED

Construction Staging Area – 200 Bloor Street West

Date:	March 22, 2012
To:	Toronto and East York Community Council
From:	Acting Director, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina, Ward 20
Reference Number:	Ts2012084te.top.doc

SUMMARY

TMG Builders is building a 32-storey combined commercial retail and residential condominium at 200 Bloor Street West, located on the north side of Bloor Street West between Bedford Road and Avenue Road. To enable construction, Transportation Services must close the sidewalk and curb lane on the north side of Bloor Street West for a period of 32 months.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council close the north side sidewalk and curb lane fronting 200 Bloor Street West for a period of 32 months, from May 1, 2012 to December 31, 2014, as shown on Drawing No. 421G-0590 attached to the report dated March 22, 2012 entitled, "Construction Staging Area – 200 Bloor Street West", from the Acting Director, Transportation Services Toronto and East York District.
2. City Council implements a "No Stopping Anytime" regulation on the north side of Bloor Street West from a point 43 metres west of Avenue Road to a point 74 metres further west.
3. City Council adjust the "No Stopping, 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m., except Saturday, Sunday and Public Holidays" on the north side of Bloor Street West from a point 105 metres east of Bedford Road to Yonge Street to apply from Yonge Street to a point 43 metres west of Avenue Road and from a point 117 metres west of Avenue Road to a point 105 metres east of Bedford Road.

4. City Council adjust 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 between Avenue Road and Spadina Avenue to apply from Avenue Road to a point 43 metres west and from a point 117 metres west of Avenue Road to Spadina Avenue.
5. City Council adjust the "1 hr parking, 9:30 a.m. to 3:30 p.m." regulation on the north side of Bloor Street West between Bedford Road and Avenue Road to apply from Avenue Road to a point 43 metres west and from a point 117 metres west of Avenue Road to Bedford Road.
6. City Council adjust the "No Parking Anytime" regulation on the north side of Bloor Street West from a point 91.5 metres east of Avenue Road to a point 100.5 metres west of Avenue Road to indicate from a point 91.5 metres east of Avenue Road to a point 43 metres west of Avenue Road.
7. City Council direct that Bloor Street West be returned to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. TMG Builders is responsible for all costs.

DECISION HISTORY

Toronto and East York Community Council Item 33.3, as adopted by City of Toronto Council on May 11 and 12, 2010, and Motion MM52.11, adopted by City of Toronto Council on August 25, 26, and 27, 2010. City of Toronto By-law No. 1131-2010.

ISSUE BACKGROUND

Transportation Services has received an application from TMG Builders for a temporary sidewalk and lane closure fronting 200 Bloor Street 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 32 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 9:00p.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 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 1.7 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.

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.

The Ward Councillor has been consulted on this application.

Reasons for the partial road closure

Developing this property requires the excavation of the entire site. The applicant requires a construction staging area within the road allowance on the north side of Bloor Street West to enable construction. Pedestrians on the north side of the street will be redirected to a temporary walkway beside the construction staging area.

CONTACT

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SIGNATURE

Jacqueline White, P. Eng.
Acting Director, Transportation Services
Toronto and East York District

ATTACHMENTS

Drawing No. 421G-0590, dated February 2012

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