Construction Staging Area – Blue Jays Way

Date: August 21, 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: Ts2012164te.top.doc

SUMMARY

This staff report is about a matter for which Toronto and East York Community Council has the delegated authority from City Council to make a final decision.

Lifetime Developments is building a 41-storey mixed-use (hotel, condominium and retail) building at No. 56 Blue Jays Way. To enable construction, Transportation Services must close the sidewalk, curb lane and through lane on the west side of Blue Jays Way for a period of 48 months.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Close the west side sidewalk, curb lane and through lane on Blue Jays Way for a period of 48 months, from August 1, 2012 to July 31, 2016, as shown on Drawing No. 421G-0788 attached to the report dated August 21, 2012 entitled, “Construction Staging Area – Blue Jays Way”, from the Acting Director, Transportation Services Toronto and East York District.

2. Rescind the "No Standing 6:30 p.m. to 12:00 midnight, Monday to Friday, 12:00 noon to 6:00 p.m. on Saturday, Sunday and public holidays, April 1 to November 30 of the same year, inclusive, on the west side of Blue Jays Way, from Front Street West to King Street West.

3. Adjust the "No Parking, 8:00 a.m. to 6:00 p.m." regulation on the east side of Blue Jays Way from Front Street West to King Street West to apply from Front Street West to Wellington Street West.
4. Adjust the "No Parking, 8:00 a.m. to 6:00 p.m." regulation on the west side of Blue Jays Way from a point 66 metres north of Front Street West to King Street West to apply from a point 66 metres north of Front Street West to Wellington Street West.

5. Implement "No Stopping Anytime" on both sides of Blue Jays Way, from Wellington Street West to King Street West.

6. Direct that Blue Jays Way be returned to pre-construction parking regulations and traffic operation when the project is completed.

Financial Impact
There is no financial impact on the City. Lifetime Developments is responsible for all costs, including payment of fees to the City for the occupancy of the right-of-way. Based on the area enclosed and projected term of the closure, these fees will be approximately $95,000.00.

DECISION HISTORY
City Council adopted reports TE9.4 and TE9.5 on September 21 and 22, 2011.

ISSUE BACKGROUND
Transportation Services has received an application from Lifetime Developments requesting a temporary closure of the sidewalk, curb lane and through lane on the west side of Blue Jays Way to use as a construction staging area to construct a hotel-condominium-retail development at this site.

Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. This closure will be in effect for 48 months and needs Toronto and East York Community Council's approval.

COMMENTS
Blue Jays Way operates two-way with two lanes in each direction on a road width of 12.8 metres. No parking is permitted fronting or opposite the site. There is no TTC transit service on this section of Blue Jays Way.

Developing the property at No. 56 Blue Jays Way requires excavating the entire site to a depth of 21.5 metres, which makes it impossible to build from private property alone. The applicant requires a closure of the west sidewalk and curb lane on Blue Jays Way to store the heritage façade from the existing building and provide an area for delivery and hoisting of materials to the site. A closure of the additional through lane is required to detour pedestrians on the west side of Blue Jays Way around the stored façade and construction staging area through a temporary covered walkway. If the construction staging area is approved, a minimum road width of 6.6 metres will be maintained which is sufficient to maintain one lane in each direction.
To ensure two-way traffic flows around the construction site unimpeded, stopping will be prohibited on both sides of Blue Jays Way between Wellington Street West and King Street West.

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 21.5 metres to provide underground parking. The applicant requires a construction staging area within the road allowance on the west side Blue Jays Way to enable construction.

**CONTACT**
Bob Runnings, Work Zone Traffic Coordinator
Traffic Operations, Toronto and East York District
Phone: 416-338-5425
Fax: 416-392-1920
e-mail: rrunning@toronto.ca

**SIGNATURE**

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

**LIST OF ATTACHMENTS**
(1) Drawing No. 421G-0788, dated August 2012

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