Construction Staging Area – 1000 Bay Street

Date: July 17, 2014

To: Toronto and East York Community Council

From: Director, Transportation Services, Toronto and East York District

Wards: Toronto-Centre Rosedale, Ward 27

Reference Number: Ts20124135te.top

SUMMARY
Cresford Developments is constructing a 32-storey condominium at No. 1000 Bay Street, on the southwest corner of Bay Street and St. Joseph Street. They need to close the west sidewalk and west curb lane on Bay Street in order to do their work.

Cresford Developments also needs to close the south sidewalk and the parking lane on St. Joseph Street. This matter is dealt with in a companion report "Construction Staging Area – St. Joseph Street" requiring City Council approval.

RECOMMENDATIONS
Transportation Services recommends that:

1. City Council approve the closure of the sidewalk and curb lane on the west side of Bay Street, between St. Joseph Street and St. Basil Lane, from August 28, 2014 to February 28, 2016.

2. City Council rescind the existing "No Stopping, 7:00 a.m. to 7:00 p.m., Mon. to Fri. except public holidays" regulation on the west side of Bay Street, between St. Joseph Street and St. Basil Lane.

3. City Council enact a "No Stopping Anytime" regulation on the west side of Bay Street, between St. Joseph Street and St. Basil Lane.

4. City Council authorize the General Manager of Transportation Services to request the alteration and/or removal of the proposed staging area, if required, to accommodate the Pan Am festivities during the months of July and August 2015.
5. City Council direct that Bay Street be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact
There is no financial impact to the City. Cresford 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 duration of the closure, these fees will be approximately $7,000.00.

DECISION HISTORY
The Ontario Municipal Board, pursuant to its Order issued May 23, 2013, in relation to Board Case No. PL1210000, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 984, 990, and 1000 Bay Street. The Order is being withheld until a site plan agreement is executed. The site plan for this location is currently under review by City staff.

ISSUE BACKGROUND
Transportation Services has received an application from Cresford Developments for a temporary closure of the sidewalk and curb lane on the west side of Bay Street, between St. Joseph Street and St. Basil Lane, to provide a construction staging area for a 32-storey condominium that they are building.

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 18 months and requires City Council approval. Councillor Wong-Tam's office is aware of this proposal.

COMMENTS
Bay Street, between St. Joseph Street and St. Basil Lane, operates two-way with two traffic lanes in each direction and a centre left-turn lane. Both sides of the street are regulated by a "No Stopping, 7:00 a.m. to 7:00 p.m., Mon. to Fri. except public holidays" and Pay & Display regulations. The TTC Route No. 6 operates on this portion of Bay Street.

The proposed construction staging area will require temporary closure of the west sidewalk and west curb lane fronting the site. A temporary pedestrian walkway will be established in the west curb lane beside the construction staging area. Seven Pay & Display parking spaces will need to be removed to accommodate this construction staging area. The applicant will be responsible for the lost revenue for these parking spaces.

To maintain capacity on Bay Street, the traffic lanes will be realigned to maintain two northbound and two southbound lanes at all times. This realignment will require the temporary removal of the northbound left turn lane to St. Basil Lane and the southbound left turn lane to Phipps Street. Since the turning movement volumes to these streets are expected to be low, we do not propose the implementation of any left turn prohibitions to
these streets at this time. Staff will monitor the traffic operations at this location after the
construction staging area is set up to determine if additional regulations are necessary.

**Reasons for the partial road closure**
Developing this property means excavating the entire site. The applicant needs a
construction staging area within the road allowance in order to construct the building.

**CONTACT**
Bryan Muir, A.Sc.T., Work Zone Traffic Coordinator
Traffic Operations, Toronto and East York District
Phone: 416-397-4588
Fax: 416-392-8504
e-mail: bmuir@toronto.ca

**SIGNATURE**

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

**LIST OF ATTACHMENTS**
Attachment 1: Drawing No. 421G-1503 - dated July, 2014

P:\204\Cluster B\Tra\Toronto and East York\top\ts2014135te.top.doc - acb