

Construction Staging Area – Blue Jays Way

Date:	October 14, 2015
To:	Toronto and East York Community Council
From:	Director, Transportation Services, Toronto and East York District
Wards:	Trinity-Spadina, Ward 20
Reference Number:	Ts2015208te.top.doc

SUMMARY

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

EllisDon Corporation is building an 8-storey hotel and two condominium towers (a 44-Storey and 48-Storey) at 355 King Street West, located at the south-east corner of King Street West and Blue Jays Way. In conjunction with the aforementioned, the historical façade of the Westinghouse Building will be incorporated into the new structure. To secured and maintain the façade in place, Transportation Services must close the east side sidewalk and curb lane on Blue Jays Way and establish a temporary pedestrian walkway in the east curb lane on Blue Jays Way, for a period of 6 months.

EllisDon Corporation also needs to close the south side sidewalk and curb lane on King Street West. This matter is dealt with in a companion report "Construction Staging Area – King Street West" requiring City Council approval.

RECOMMENDATIONS

Transportation Services, Toronto and East York District recommends that Toronto and East York Community Council:

1. Approve the closure of the east side sidewalk and curb lane on Blue Jays Way at the flank of 355 King Street West for 6 months, from October 1, 2015, to March 31, 2016, as shown on Drawing No. 421G-1954 attached to the report dated October 14, 2015, entitled, "Construction Staging Area – Blue Jays Way", from the Director, Transportation Services Toronto and East York District.

2. Prohibit left turns from 7:00 a.m. to 10:00 a.m. and 3:30 p.m. to 6:30 p.m., Monday to Friday" for northbound Blue Jays Way at King Street West for duration of the lane closure outlined in Recommendation 1.
3. Direct the applicant to post a 24-hour monitored construction hotline number on the hoarding board, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.
4. Direct the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.
5. Direct that Blue Jays Way be returned to its pre-construction traffic regulations when the project is completed.

Financial Impact

There is no financial impact on the City. EllisDon Corporation 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 \$43,000.00.

DECISION HISTORY

City Council, at its meeting on August 25, 2010, adopted Item TE36.11 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86 for the lands at 355 King Street West, Part of 343 King Street West and 119 Blue Jays Way.

ISSUE BACKGROUND

Transportation Services has received an application from EllisDon Corporation requesting a temporary closure of the east side sidewalk and curb lane on Blue Jays Way at the flank of 355 King Street West to use as a construction staging area to secure and maintain the historical Westinghouse Building façade in place 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 6 months.

COMMENTS

Blue Jays Way is a collector road and operates four lanes (two lanes in each direction) between King Street West and Wellington Street West on a pavement width of 12.8 metres. Stopping is prohibited at all times on both sides of the street.

If the construction staging area is approved, the east curb lane and sidewalk on Blue Jays Way flanking the site will be closed and pedestrians will be redirected into a protected covered way within the closed east curb lane. Northbound traffic on Blue Jays Way will be reduced to one lane. To enhance northbound traffic flow at the intersection of Blue Jays Way and King Street West, left turns will be prohibited from 7:00 a.m. to 10:00 a.m. and from 3:30 p.m. to 6:30 p.m., Monday to Friday.

Additional lane closure requests are expected for this development site in the future and will be reported on separately.

Councillor Joe Cressy has been advised of the recommendations of this staff report.

Reasons for the partial road closure

Developing this property requires securing the historical Westinghouse Building façade in place at this site. The applicant requires a construction staging area within the road allowance on the east side of Blue Jays Way to enable construction.

CONTACT

Ann S. Khan, P. Eng.
Manager, Traffic Operations
Toronto and East York District
Transportation Services
Telephone: (416) 397-5021
Fax: (416) 392-1920
E-mail: akhan5@toronto.ca

SIGNATURE

Kyp Perikleous
Director, Transportation Services
Toronto and East York District

ATTACHMENTS

1. Drawing No. 421G-1954, dated October 2015

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