Construction Staging Area – 12 Bonnycastle Street

Date: May 5, 2016
To: Toronto and East York Community Council
From: Director, Transportation Services, Toronto and East York District
Wards: Toronto-Centre Rosedale, Ward 28
Reference Number: Ts2016109te.top.doc

SUMMARY

This staff report is about a matter that Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

Transportation Services is requesting approval to close the boulevard and a 7.0 metre wide portion of the street on the west side of Bonnycastle Street, between Queens Quay East and a point 98.0 metres north of Queens Quay East, to accommodate a construction staging area for a new building development at 12 Bonnycastle Street.

RECOMMENDATIONS

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

1. Approve the closure of the boulevard and a 7.0 metre wide portion of the street on the west side of Bonnycastle Street, between Queens Quay East and a point 98.0 metres north of Queens Quay East, from June 2016 to December 2018;

2. Rescind the existing "One Hour Parking, 8:00 a.m. to 6:00 p.m." regulation on the west side of Bonnycastle Street, between Queens Quay East and Lake Shore Boulevard East

3. Enact a "No Stopping Anytime" regulation on both sides of Bonnycastle Street, between Queens Quay East and Lake Shore Boulevard East;
4. 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.

5. Direct the applicant to provide and install public art, including mural artwork, on every elevation of the hoarding board with adequate spotlighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.

6. Direct that Bonnycastle Street be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact
There are no financial implications to this report. Tucker Hi-Rise Construction 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 $984,977.36.

ISSUE BACKGROUND
Transportation Services received an application from Tucker Hi-Rise Construction for a temporary closure of the boulevard and a 7.0 metre wide portion of the street on the west side of Bonnycastle Street, between Queens Quay East and a point 98.0 metres north of Queens Quay East, for a construction staging area to construct a 44-storey residential building at 12 Bonnycastle Street.

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 31 months and needs Toronto and East York Community Council’s approval.

COMMENTS
Bonnycastle Street is 15.0 metres wide and operates two-way with one traffic lane in each direction. It is regulated by "One Hour Parking, 8:00 a.m. to 6:00 p.m." regulation on the west side of the street and a "3 hour parking." regulation on the east side. The TTC does not operate on this portion of Bonnycastle Street.

The proposed construction staging area on Bonnycastle Street will require the temporary closure of the west boulevard and a 7.0 metre wide portion of the west side of Bonnycastle Street. One lane of traffic in each direction will be maintained at all times on Bonnycastle Street.
Councillor Pam McConnell has been advised of the recommendations of this staff report.

**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

**LIST OF ATTACHMENTS**

1. Drawing No. 421G-2142, dated May 2016