



**STAFF REPORT  
ACTION REQUIRED**

**Construction Staging Area – Bathurst Street**

<b>Date:</b>	July 28, 2016
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Transportation Services Toronto and East York District
<b>Wards:</b>	Trinity-Spadina, Ward 20
<b>Reference Number:</b>	Ts2016152te.top.doc

**SUMMARY**

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As the Toronto Transit Commission (TTC) operates a transit service on Bathurst Street, City Council approval of this report is required.

Transportation Services is requesting approval to close the east sidewalk and curb lane on Bathurst Street. Minto Group is building a "four tower" mixed use project ranging from 9 to 20 storeys at 578 Front Street West, located at the northeast corner of Bathurst Street and Front Street West and southeast corner of Bathurst Street and Niagara Street. In order to construct the development, Minto Group requires the aforementioned closures.

Minto Group also needs to close the north sidewalk and curb lane on Front Street West, as well as the south sidewalk and curb lane on Niagara Street. This matter is dealt with in a companion report "Construction Staging Area – 578 Front Street West/Niagara Street" requiring Toronto and East York Community Council approval.

**RECOMMENDATIONS**

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Transportation Services, Toronto and East York District recommends that:

1. City Council approve the closure of the east sidewalk and curb lane on Bathurst Street, between Front Street West and a point 71.0 metres north, from September 8, 2016 to July 31, 2018.
2. City Council rescind the existing "No Parking, 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays" regulation on the east side of Bathurst, between Front Street West and a point 87.5 metres north.

3. City Council rescind the existing "No Parking, 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays" regulation on the east side of Bathurst, between Front Street West and a point 87.5 metres north.
4. City Council enact a "No Stopping, Anytime" restriction on the east side of Bathurst Street, between Front Street West and a point 87.5 metres north.
5. City Council 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.
6. City Council 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.
7. City Council direct that Bathurst Street be returned to its pre-construction traffic and parking regulations when the project is complete.

### **Financial Impact**

There is no financial impact on the City. Minto Group 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 \$218,000.00.

### **DECISION HISTORY**

City Council, at its meeting on July 11, 2016, adopted Item TE17.8 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, for the lands at 578 Front Street West.

### **ISSUE BACKGROUND**

Transportation Services has received an application from Minto Group requesting a temporary closure of the east sidewalk and curb lane on Bathurst West as a construction staging area to complete their work.

Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. The closure of Bathurst Street will be in effect for 23 months and requires City Council's approval.

## **COMMENTS**

Bathurst Street, between Front Street West and Niagara Street is a major arterial road and operates with two lanes in each direction. TTC service on Bathurst Street is provided by the '511 Bathurst' streetcar, which operates in the median lanes on a shared right-of-way with general traffic.

The following parking regulations are in effect on this section of Bathurst Street:

### **East side**

- "No Parking, 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays", between Front Street West and a point 30.5 metres north of King Street West; and
- "No Parking, 4:00 p.m. to 6:00 p.m., except public holidays", between Lake Shore Boulevard West and a point 30.5 metres north of King Street West.

### **West side**

- "No Parking, 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays", between King Street West and Lake Shore Boulevard West"; and
- "No Stopping, 4:00 p.m. to 6:00 p.m., except public holidays", between Lake Shore Boulevard West and Front Street West.

It should be noted that developing this property requires construction of two towers at the south half of the property. Currently, there is limited staging area along Front Street West to safely stage concrete trucks that will serve each crane. In order to safely and efficiently pick-up materials to serve the southeast tower crane, a construction staging area within the road allowance on the east side of Bathurst Street is required.

If the construction staging area is approved, the east curb lane and sidewalk Bathurst Street flanking the site will be closed and pedestrians will be redirected into a protected covered walkway within the closed east curb lane. Northbound traffic on Bathurst Street will be reduced to one lane. To enhance northbound traffic on Bathurst Street flanking the site, "No Stopping, Anytime" would be implemented on the east side of Bathurst Street from Front Street West to a point 87.5 metres north.

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

## **CONTACT**

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## **SIGNATURE**

Dave Twaddle, C.E.T.  
Acting Director, Transportation Services  
Toronto and East York District

## **LIST OF ATTACHMENTS**

1. Drawing No. 421G-2221, dated August 2016

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