



## STAFF REPORT ACTION REQUIRED

### Construction Staging Area – Blue Jays Way/Mercer Street

<b>Date:</b>	August 26, 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-Niagara, Ward 20
<b>Reference Number:</b>	te2016169te.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.

Transportation Services is requesting the approval to close the east sidewalk and curb lane on Blue Jays Way, as well as the north sidewalk and curb lane on Mercer Street.

EllisDon Corporation is currently 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. They are entering the next phase of construction and require the aforementioned closures in order to complete development.

#### RECOMMENDATIONS

---

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

1. Approve the closure of the sidewalk and curb lane on the east side of Blue Jays Way, between King Street West and a point 20.0 metres south of Mercer Street, from October 14, 2016 to August 31, 2018.
2. Approve the closure of the north sidewalk and curb lane on Mercer Street, between Blue Jays Way and a point 90.5 metres east, from October 14, 2016 to August 31, 2018.

3. Rescind the existing "No Parking, Anytime" regulation on north side of Mercer Street, between Blue Jays Way and a point 73.5 metres east.
4. Rescind the existing "No Standing, 6:30 p.m. to 12:00 a.m., Mon to Fri. and 12:00 p.m. to 6:00 p.m. on Saturday, Sunday and public holidays, from April 1 to November 30 of the same year, inclusive" regulation on the north side of Mercer Street, between Blue Jays Way and a point 73.5 metres east and the existing "No Standing Anytime" on the north side of Mercer Street, between a point 73.5 metres east of Blue Jays Way and a point 90.5 metres east of Blue Jays Way.
5. Rescind the existing "Pay & Display" parking regulation on the south side of Mercer Street, between Blue Jays Way and a point 67.5 metres east.
6. Rescind the existing "No Stopping, Anytime" regulation on the south side of Mercer Street, between a point approximately 66.5 metres east of Blue Jays Way and a point 37.5 metres further east.
7. Enact a "No Stopping, Anytime" restriction on both sides of Mercer Street, between Blue Jays Way and a point 90.5 metres east.
8. 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.
9. 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.
10. 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.
11. Direct that Blue Jays Way be returned to its pre-construction traffic regulations when the project is completed.
12. Direct that Mercer Street 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 \$928,000.00.

## **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.

Toronto and East York Community Council, at its meeting on November 10, 2015, in considering Item TE12.47, approved 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.

## **ISSUE BACKGROUND**

Transportation Services has received an application from EllisDon Corporation requesting a temporary closure of the east sidewalk and curb lane on Blue Jays Way, as well as the north sidewalk and curb lane on Mercer Street. The next phase of construction requires the aforementioned lane closures to complete the development.

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 23 months.

## **COMMENTS**

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

Mercer Street, between Blue Jays Way and John Street is a local road operating one-way westbound from Blue Jays Way and a point 48.6 metres west of John Street, on a pavement width of 7.3 metres. There are existing "No Parking" and "No Standing" regulations on the north side and a "Pay and Display" parking regulation on the south side of the street.

There is no TTC service on either street.

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, as well as Mercer Street to enable the next phase of construction.

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. The remaining width of 3.5 metres will continue to accommodate one lane of traffic. On Mercer Street, the westbound curb lane and sidewalk on the north side will be closed and pedestrians will be redirected into a protected covered way within

the closed portion of the eastbound curb lane. The remaining width of 3.2 metres will continue to accommodate one lane of traffic.

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.

To enhance traffic flow around the construction site, stopping will be prohibited at all times on both sides of Mercer Street, between Blue Jays Way and a point 90.5 metres east of Blue Jays Way. EllisDon Corporation will be responsible for the lost revenue for seven "Pay and Display" parking spaces on the south side of Mercer.

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.

## **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](mailto:akhan5@toronto.ca)

## **SIGNATURE**

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

## **LIST OF ATTACHMENTS**

1. Drawing No. 421G-2248, dated September 2016