Construction Staging Area – Balmuto Street (55 Bloor Street West)

Date: April 7, 2017
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 27, Toronto Centre - Rosedale

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.

PCL Constructors Canada Incorporated is redeveloping the existing buildings at 55 Bloor Street West and 44 Charles Street West commonly known as the Manulife Centre. The site is located in the south-east quadrant of Bay Street and Bloor Street West.

Transportation Services is requesting approval to close a portion of the southbound curb lane and the sidewalk on the west side of Balmuto Street, between Bloor Street West and a point 91.5 metres south for a period of 7 months to enable construction of the above mentioned development. Transportation Services is also requesting approval to close a portion of the southbound curb lane and the sidewalk on the west side of Balmuto Street, between Charles Street West and a point 35.0 metres north for a period of 6 months.

RECOMMENDATIONS

The Acting Director, Transportation Services, Toronto and East York District recommends that:

1. Toronto and East York Community Council approve the closure of a portion of the southbound curb lane and the sidewalk on the west side of Balmuto Street, between Bloor Street West and a point 91.5 metres south from June 1, 2017 to December 30, 2017.

2. Toronto and East York Community Council approve the closure of a portion of the southbound curb lane and the sidewalk on the west side of Balmuto Street, between
3. Toronto and East York Community Council rescind the existing "Pay & Display Parking, 8:00 a.m. to 12:00 a.m., Monday to Saturday; 1:00 p.m. to 12:00 a.m., Sunday" regulation on the west side of Balmuto Street, between a point 57 metres south of Bloor Street West and a point 56 metres further south.

4. Toronto and East York Community Council rescind the existing "Commercial Loading Zone" regulation on the west side of Balmuto Street between a point 25.5 metres south of Bloor Street West and a point 11.5 metres further south.

5. Toronto and East York Community Council rescind the "On-Street Accessible parking space" regulation on the west side of Balmuto Street between a point 37.0 metres south of Bloor Street West and a point 20.0 metres further south.

6. Toronto and East York Community Council rescind the existing "No Parking, 6:30 p.m. one day to 8:00 a.m. of the next following day, Monday to Friday, 6:00 p.m. to 12:00 a.m. Saturday, Anytime Sunday" regulation on the east side of Balmuto Street between Bloor Street West and Charles Street West.

7. Toronto and East York Community Council rescind the existing "No Stopping, 3:30 p.m. to 6:30 p.m., Monday to Friday" regulation on the east side of Balmuto Street between Bloor Street West and Charles Street West.

8. Toronto and East York Community Council rescind the existing "No Standing, 8:00 a.m. to 3:30 p.m., Monday to Friday and 8:00 a.m. to 6:00 p.m., Saturday" regulation on the east side of Balmuto Street between Charles Street West and Bloor Street West.

9. Toronto and East York Community Council enact a "No Stopping, Anytime" regulation on the east side of Balmuto Street, between Bloor Street West and Charles Street West.

10. Toronto and East York Community Council enact a "No Stopping Anytime" regulation on the west side of Balmuto Street, between a point 25.5 metres south of Bloor Street West and a point 87.5 metres further south.

11. Toronto and East York Community 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.

12. Toronto and East York Community 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.

13. Toronto and East York Community Council direct that Balmuto Street be returned to its pre-construction traffic regulations when the project is completed.
FINANCIAL IMPACT

There is no financial impact on the City. PCL Constructors Canada Incorporated 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 $238,500.00.

DECISION HISTORY

This is a new initiative.

COMMENTS

A redevelopment of the existing buildings located at 55 Bloor Street West and 44 Charles Street West (commonly known as Manulife Centre) will be undertaken by PCL Constructors Canada Incorporated. The Manulife Centre is bounded by Bloor Street West to the north, Balmuto Street to the east, Charles Street West to the south and Bay Street to the west.

The redevelopment of the Manulife Centre will include an addition of a 2-storey retail space at the base of the buildings along with a redesigned exterior façade. The redevelopment construction work will be undertaken in several phases. It should be noted that in order to minimize impact on all road users, the applicant has revised the overall construction proposal, which in its revised form includes no lane occupation on Bloor Street West and a construction duration that has been shortened by 8 months.

In order to enable construction, the applicant requires a construction staging area within the road allowance on the west side of Balmuto Street.

Balmuto Street, in the vicinity of the site, is a north/south local roadway and consists of a two-lane (one northbound and one southbound) cross-section with an average pavement width of 11 metres. Sidewalks exist along both sides of the roadway. There is no TTC service on the subject section of Balmuto Street.

The following parking regulations are in effect on Balmuto Street between Bloor Street West and Charles Street West:

West Side:

- "Pay & Display Parking, 8:00 a.m. to 12:00 a.m., Monday to Saturday; 1:00 p.m. to 12:00 a.m., Sunday" between a point 57 metres south of Bloor Street West and a point 56 metres further south;
- "No Stopping, Anytime" between Bloor Street West and a point 25.5 south of Bloor Street West;
- "No Stopping, Anytime" between Charles Street West and a point 113 metres south of Bloor Street West;
• "On-Street accessible parking space" between a point 37.0 metres south of Bloor Street West and a point 20.0 metres further south; and
• "Commercial Loading Zone" between a point 25.5 metres south of Bloor Street West and a point 11.5 metres further south.

East Side:

• "No Parking, 6:30 p.m. one day to 8:00 a.m. of the next following day, Monday to Friday, 6:00 p.m. to 12:00 a.m. Saturday, Anytime Sunday" between Charles Street West and Bloor Street West;
• "No Stopping, 3:30 p.m. to 6:30 p.m., Monday to Friday" between Charles Street West and Bloor Street West; and
• "No Standing, 8:00 a.m. to 3:30 p.m., Monday to Friday and 8:00 a.m. to 6:00 p.m., Saturday" between Charles Street West and Bloor Street West.

Construction staging operations on the west side of Balmuto Street will take place at two separate locations. Subject to approval, 4.8 metres of the southbound lane and west sidewalk on Balmuto Street, between Bloor Street West and a point 91.5 metres south of Bloor Street West, will be closed at the first location. Also, subject to approval, 4.8 metres of the southbound lane and west sidewalk on Balmuto Street, between Charles Street West and a point 35.0 metres north of Charles Street West will be closed at the second location.

As a result of the west sidewalk closure, pedestrians will be directed to the east sidewalk on Balmuto Street at the nearest signalized intersections of Balmuto Street and Bloor Street West and Charles Street West. Appropriate advanced signage will be positioned at strategic locations to clearly inform pedestrians in the area. With the proposed construction staging areas in place, northbound and southbound vehicular traffic operations on Balmuto Street will be maintained on a remaining pavement width of 6.2 metres.

The proposed construction staging areas will result in the removal of eight "Pay and Display" parking spaces on the west side of Balmuto Street. PCL Constructors Canada Incorporated will be responsible for the lost revenue for the eight "Pay and Display" parking spaces.

Transportation Services is satisfied that PCL Constructors Canada Incorporated has looked at all options to alleviate congestion at this location.
Councillor Kristyn Wong-Tam has been advised of the recommendations of this staff report.

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SIGNATURE

Dave Twaddle, C.E.T.
Acting Director, Transportation Services
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ATTACHMENTS

Drawing No. 421G-2453, dated March, 2017

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