

Construction Staging Area – 410 Bathurst Street

Date: April 05, 2017
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 19, Trinity-Spadina

SUMMARY

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

SkyGrid Construction Incorporated is constructing a 4-storey commercial building at 410 Bathurst Street. The site is located in the north-west quadrant of Bathurst Street and Nassau Street.

Transportation Services is requesting approval to close the west sidewalk and portion of the southbound curb lane on Bathurst Street for a period of 12 months to enable construction of the above mentioned development. Pedestrians will be accommodated in a protected walkway within the closed portion of the southbound curb lane.

RECOMMENDATIONS

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

1. City Council approve the closure of the west sidewalk and southbound curb lane on Bathurst Street, between a point 31.8 metres north of Nassau Street and a point 90.5 metres further north of Nassau Street, and the provision of a protected pedestrian walkway within the closed portion of the southbound curb lane, from June 01, 2017 to June 01, 2018.
2. 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 west side of Bathurst Street, between Robinson Street and Lennox Street.
3. City Council enact the "No Parking, 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays" regulation on the west side of Bathurst Street, between Robinson Street and Nassau Street.

4. City Council enact the "No Parking, 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays" regulation on the west side of Bathurst Street, between a point 90.5 metres north of Nassau Street and Lennox Street.
5. City Council rescind the "No Stopping, 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays" regulation on the west side of Bathurst Street, between Richmond Street West and Lennox Street.
6. City Council enact the "No Stopping, 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays" regulation on the west side of Bathurst Street, between Richmond Street West and Nassau Street.
7. City Council enact the "No Stopping, 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays" regulation on the west side of Bathurst Street, between a point 90.5 metres north of Nassau Street and Lennox Street.
8. City Council rescind the existing " Pay & Display Parking, 9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m. Sunday" regulation on the west side of Bathurst Street, between Dundas Street West and College Street.
9. City Council enact the " Pay & Display Parking, 9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m. Sunday" regulation on the west side of Bathurst Street, between Dundas Street West and Nassau Street.
10. City Council enact the " Pay & Display Parking, 9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m. Sunday" regulation on the west side of Bathurst Street, between a point 90.5 metres north of Nassau Street and College Street.
11. City Council rescind the existing "Maximum One-hour Parking, 9:00 a.m. to 4:00 p.m., Monday to Friday" regulation on the west side of Bathurst Street, between Robinson Street and Lennox Street.
12. City Council enact "No Stopping, Anytime" regulation on the west side of Bathurst Street, between Nassau Street and a point 90.5 metres north of Nassau Street.
13. 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.
14. 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.
15. City Council direct that Bathurst Street be returned to its pre-construction traffic regulations when the project is completed with the exception of the Recommendation No. 11.

FINANCIAL IMPACT

There is no financial impact on the City. SkyGrid Construction Inc. 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 \$157,500.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued on August 08, 2014, in relation to Board Case No. PL130935, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 410-446 Bathurst Street.

COMMENTS

A 4-storey commercial building will be constructed at 410 Bathurst Street by SkyGrid Construction Incorporated. The site is bounded by existing commercial uses to the north and south, Bathurst Street to the east and College Place laneway to the west.

The development will consist of a mix of retail and office uses with a 3- level underground parking garage. All permanent access to the development will be from Bathurst Street and will form a fourth (western) leg of the currently three-legged signalized intersection of Bathurst Street and Nassau Street. The Toronto Western Hospital is located in the south-east quadrant of Bathurst Street and Nassau Street.

In order to enable construction, the applicant requires a construction staging area within the road allowance on the west side of Bathurst Street. In addition, construction staging operations will take place within College Place laneway.

By way of background, the original construction staging proposal for the subject development included occupation of the southbound curb lane on Bathurst Street stretching from Nassau Street to the northern limits of the site. In order to minimize impact on the southbound through traffic movements, the applicant has reduced the length of the construction staging area on Bathurst Street by approximately 35 metres to improve southbound traffic flow at the intersection of Bathurst Street and Nassau Street.

Bathurst Street, in the vicinity of the site, is a north-south major arterial roadway and consists of a four-lane (two northbound and two southbound) cross-section. The 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. There are northbound and southbound near-side transit stops provided at the intersection of Bathurst Street and Nassau Street.

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

East side:

- "No Parking, 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays" between a point 30.5 metres south of Lennox Street and Wolseley Street;
- "Pay & Display Parking, 9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m. Sunday between Dundas Street West and College Street; and
- "Maximum One-hour Parking, 9:00 a.m. to 4:00 p.m., Monday to Friday between a point 30.5 metres south of Lennox Street and Wolseley Street.

West side:

- "No Parking, 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays" between Robinson Street and Lennox Street;
- "No Stopping, 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays" between Richmond Street West and Lennox Street;
- "Pay & Display Parking, 9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m. Sunday between Dundas Street West and College Street; and
- "Maximum One-hour Parking, 9:00 a.m. to 4:00 p.m., Monday to Friday between Robinson Street and Lennox Street.

Construction staging operations on Bathurst Street will take place within the existing boulevard allowance and the southbound curb lane on the west side of Bathurst Street abutting the site. Subject to approval, 3.3 metres of the southbound curb lane and west sidewalk on Bathurst Street (between a point 31.8 metres north of Nassau Street and a point 90.5 metres further north) will be closed. Pedestrians will be redirected to a protected 1.5 metres covered walkway within the closed portion of the southbound lane. With the proposed closure in place, Bathurst Street, in the immediate vicinity, will operate as one southbound lane and two northbound lanes. However, two southbound lanes and two northbound lanes will be available at the intersection of Bathurst Street and Nassau Street.

SkyGrid Construction Inc. will be responsible for the lost revenue for 5 "Pay and Display" parking spaces on the west side of the subject section of Bathurst Street.

To enhance traffic flow around the construction site, stopping will be prohibited at all times on the west side of Bathurst Street (between a point 31.8 metres north of Nassau Street and a point 90.5 metres further north of Nassau Street).

In regards to College Place laneway, the proposed construction staging area will utilize a small portion of the laneway and not impact the existing traffic operations within the laneway.

Intersection Capacity Analysis

The existing and future (during construction) traffic operations at the signalized intersection of Bathurst Street and Nassau Street were analyzed during the morning, afternoon and Saturday peak hours.

The existing traffic operations were analyzed using the existing lane configurations and vehicular/pedestrian traffic volumes. The future conditions were analyzed using the lane configurations available during construction of the site and projected traffic volumes.

Under existing conditions, the intersection of Bathurst Street and Nassau Street operates acceptably during the morning, afternoon and Saturday peak hours. The critical southbound through and left-turn movements currently operate with an average delay of up to 33 seconds or less during all the peak hours.

Under future (during construction) conditions, the subject intersection is expected to continue operating acceptably during the morning, afternoon and Saturday peak hours. The critical southbound through and left-turn movements are expected to operate with an average delay of up to 36 seconds or less during all the peak hours.

The proposed construction staging area is in close proximity of the Toronto Western Hospital. Transportation Services is satisfied that SkyGrid Construction has looked at all options to alleviate congestion at this location.

Councillor Mike Layton has been advised of the recommendations of this staff report.

CONTACT

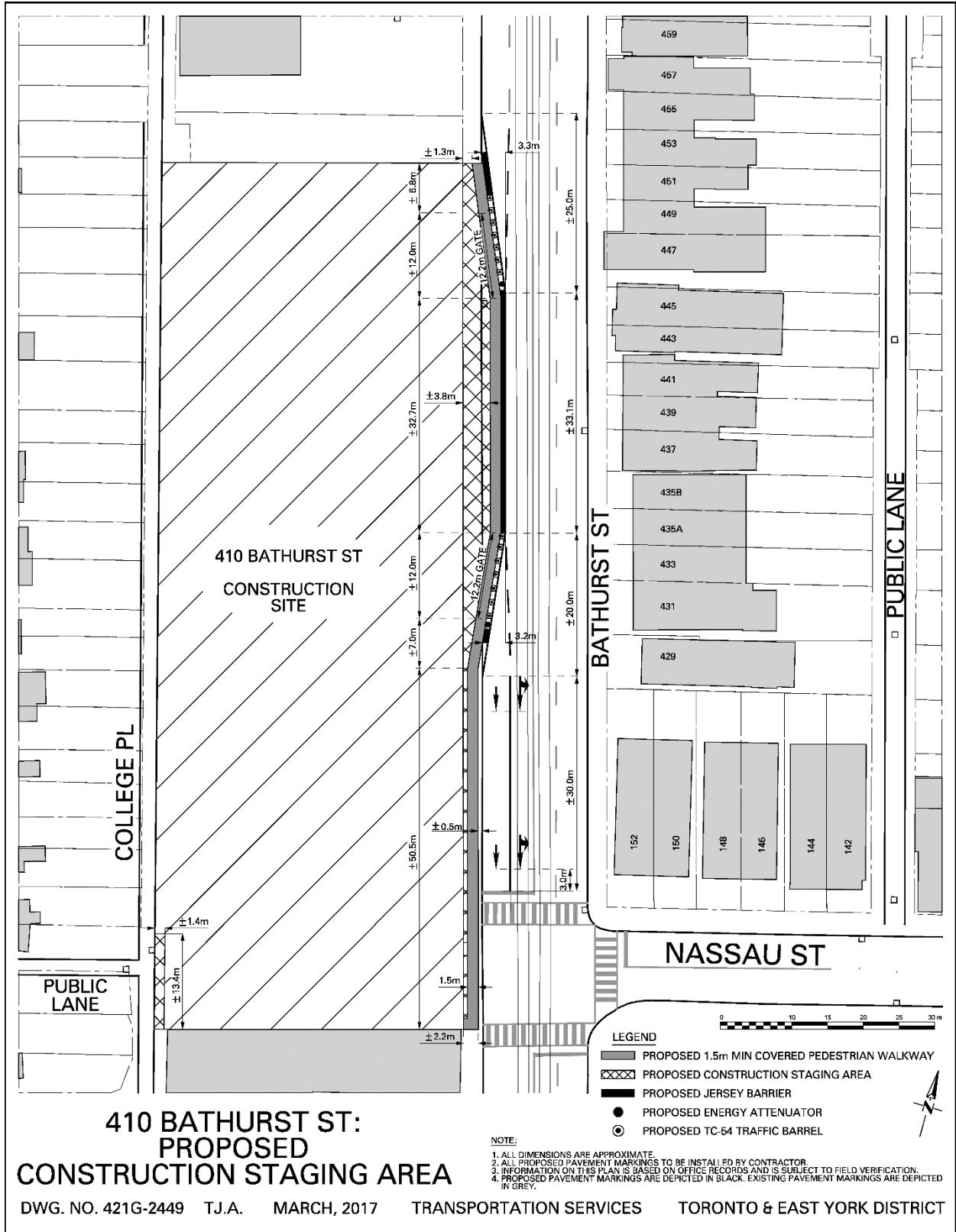
Ann Khan
Manager, Traffic Operations
Toronto and East York District
Transportation Services
Telephone: (416) 397-5021
Fax: (416) 392-1920
E-mail: Ann.Khan@toronto.ca

SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-2449, dated March, 2017
p:\2017\Cluster B\TRA\2017072te.top.doc



Proposed Construction Staging Area on Bathurst Street