Construction Staging Area – Bulwer Street (300 Queen Street West)

Date: October 19, 2017
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 20, Trinity-Spadina

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.

Broccolini Construction Incorporated is constructing a 3-storey commercial building at 300 Queen Street West located in the south-west quadrant of Soho Street and Bulwer Street.

Transportation Services is requesting approval to close the south sidewalk on Bulwer Street fronting the site for a period of 12 months. Construction staging operations will be setup within the closed portion of the sidewalk to accommodate construction activities along the northern façade of the proposed building.

RECOMMENDATIONS

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

1. Toronto and East York Community Council approve closure of the south sidewalk on Bulwer Street, between Soho Street and a point 47.6 metres west, from January 1, 2018 to December 31, 2018.

2. 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.

3. 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.
4. Toronto and East York Community Council direct that Bulwer Street be returned to its pre-construction conditions when the project is completed.

**FINANCIAL IMPACT**

There is no financial impact on the City. Broccolini Construction 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 $6,200.00.

**DECISION HISTORY**

City Council at its meeting on June 7, 2016 adopted Item GM12.18 of the Government Management Committee, authorizing the acquisition of a below-grade strata portion of Soho Street within which a municipal parking facility is to be located at the lands municipally known as 300 to 308 Queen Street West.

**COMMENTS**

A mixed-use development will be constructed by Broccolini Construction Incorporated on a parcel of land located at 300 Queen Street West. The site is bounded by Bulwer Street to the north, Soho Street to the east, Queen Street to the south and existing commercial uses to the west.

The development in its completed form will consist of a 3-storey commercial building consisting of a new flagship store for Mountain Equipment Co-op (MEC) and a daycare. A 3-level underground Toronto Parking Authority (TPA) parking garage will also be provided. Permanent access to the development will be from Soho Street.

Based on the information provided by the developer, underground structure of the development is being constructed at the time of this report. Construction activities of the development are expected to be completed by December 2018.

Construction staging areas for the development have been setup within the existing boulevard space on Queen Street West and on Soho Street. Existing pedestrian and vehicular operations on Queen Street West and Soho Street remain unchanged. In order to continue construction along the northern façade of the building, the applicant requires a construction staging area within the south sidewalk on Bulwer Street.

Bulwer Street, between Soho Street and Spadina Avenue, is a one-way (eastbound) local roadway with an average pavement width of 5.5 metres. Sidewalks exist on both sides of the street. There is no TTC bus service on this section of the roadway. Currently, parking is restricted on both sides of Bulwer Street, between Soho Street and Spadina Avenue.

Based on the information provided by the developer, construction activities along the northern façade of the building cannot be safely accommodated due to unavailability of adequate space (less than one metre) between the construction hoarding wall and the
northern façade of the building. The construction staging area within the south sidewalk on Bulwer Street fronting the site will be used to erect scaffolding for construction of the northern façade and provide a secure and controlled enclosure for the construction equipment.

Subject to approval, the south sidewalk on Bulwer Street between Soho Street and a point 47.6 metres west will be closed to accommodate construction staging operations along the northern façade of the building. A temporary pedestrian walkway along the closed portion of the south sidewalk could not be established. The roadway width is insufficient to accommodate both the temporary pathway and inbound/outbound vehicular movements to the existing residences located on the north side of Bulwer Street.

Appropriate advanced signage will be positioned at strategic locations to clearly inform pedestrians in the area of this temporary sidewalk closure on Bulwer Street, between Soho Street and a point 47.6 metres west. Warning signage will be posted at the intersections of Bulwer Street at Soho Street and Bulwer Street and Spadina Avenue directing pedestrians to use north sidewalk on Bulwer Street.

Finally, a review of the City's five-year major capital works program was undertaken to identify any conflicts between the proposed construction staging area and planned capital works projects in the area. The review of the Program at the time of this report indicated that in Year 2018, streetscape and intersection improvements project is planned on Queen Street West, between University Avenue and Spadina Avenue. Also, in Year 2021, TTC streetcar track replacement is planned on Queen Street West, between University Avenue and Fennings Street. The exact dates of the planned capital works projects were not available at the time of the report.

In the event of any conflict with the planned capital works project, the developer has been advised that the proposed construction staging areas for the development will need to be modified or removed to accommodate the capital works project activities.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Broccolini Construction Incorporated has looked at all options to minimize the duration and impact of the construction staging area on all road users.
Councillor Joe Cressy's office 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

ATTACHMENTS

Drawing No. 421G-2692, dated September, 2017

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PROPOSED CONSTRUCTION STAGING AREA - BULWER ST (300 QUEEN ST W)

LEGEND:
- PROPOSED CONSTRUCTION STAGING AREA
- FIRE HYDRANT

NOTE:
INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.

J.T. N.T.S.

DWG. NO. 421G-2692   SEPTEMBER, 2017   TRANSPORTATION SERVICES   TORONTO & EAST YORK DISTRICT

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