

Construction Staging Area - 81 Bay Street

Date: December 11, 2017
To: Toronto and East York, Community Council
From: Acting Director, Transportation Services Toronto and East York District
Wards: Ward 28, Toronto Centre - Rosedale

SUMMARY

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

EllisDon Corporation is constructing a 48-storey office building at 81 Bay Street (also known as 45 Bay Street). The site is bounded by the Metrolinx Union Station Rail Corridor tracks to the north, an existing residential building (18 Yonge Street) to the east, Lake Shore Boulevard West to the south and Bay Street to the west.

Transportation Services is requesting approval to close the sidewalk and a portion of the northbound lane on the east side of Bay Street for a covered pedestrian walkway for a period of 12 months to accommodate construction staging operations for the development. The developer originally requested a closure for 30 months but Transportation Services is seeking authority for 12 months at this time. Staff will review the need to extend the duration of the construction staging area and seek authority from City Council if necessary.

All of the existing traffic lanes on Bay Street and Lake Shore Boulevard West will be maintained during construction.

RECOMMENDATIONS

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

1. City Council approve the closure of the sidewalk and the a 2.8 metre wide portion of the northbound curb lane on the east side of Bay Street, between Lake Shore Boulevard West and a point 129 metres north and provision of a temporary pedestrian walkway within the closed portion of the northbound curb lane, from February 7, 2018 to February 7, 2019.
2. City Council rescind the existing stopping prohibition in effect from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays on the east side of Bay Street, between Lake Shore Boulevard West and Front Street West.

3. City Council prohibit stopping in effect at all times on the east side of Bay Street, between Lake Shore Boulevard West and a point 129 metres north.
4. City Council rescind the existing standing prohibition in effect at all times between Lake Shore Boulevard West and a point 129 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 Bay 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. EllisDon 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 \$240,000.00.

DECISION HISTORY

City Council at its meeting on June 10, 2015, adopted Item TE6.3 to remove the holding provision for the zoning by-law from the lands at 45 Bay Street to permit development of an office building with a bus terminal.

COMMENTS

A multi-storey mixed-use building will be constructed by EllisDon Corporation at 81 Bay Street (also known as 45 Bay Street). The site is bounded by Metrolinx Union Station Rail Corridor tracks to the north, an existing residential building (18 Yonge Street) to the east, Lake Shore Boulevard West to the south and Bay Street to the west.

The development (CIBC Square), in its completed form, will consist of office and retail uses contained within a 48-storey high building and a 7-storey high podium. A 3-level underground parking garage will be provided to meet the parking demands at the site. Also, the existing Union Station GO bus terminal, currently located at 141 Bay Street, will be relocated to the proposed development. An elevated park connecting the subject development to a future mixed-use development at 141 Bay Street is also proposed over the Metrolinx rail tracks to the north. Pedestrian connectivity to the Air Canada Centre, enhanced Bay East Teamway and Elevated Park will be provided. Permanent vehicular access to the site will be from driveways on Bay Street, Lake Shore Boulevard West and Yonge Street.

Major construction activities and associated timeline for the development are described below:

- Excavation and shoring: June 2017 to December 2018;
- Concrete work: January 2018 to August 2019;
- Building envelope: July 2018 to February 2020;
- Interior finishes using construction hoist: November 2018 to May 2020.

The construction staging areas for the development will be set up within the road right-of-way on the north side of Lake Shore Boulevard West and on the east side of Bay Street. Construction staging operations on the north side of Lake Shore Boulevard West will take place within the existing boulevard allowance. Pedestrian operations will be maintained within a 2.1 metre wide covered and protected walkway. With the proposed construction staging area in place, existing traffic operations on Lake Shore Boulevard West abutting the site will remain unchanged. Also, the existing stopping prohibition will remain in effect at all times on the north side of Lake Shore Boulevard West abutting the site.

The construction staging area on Bay Street will be set up within the existing boulevard allowance and a portion of the northbound curb lane on the east side of the roadway. Bay Street, in the vicinity of the site, is a major arterial roadway and consists of a five lane (two northbound and three southbound) cross-section. Sidewalks exist on both sides of the roadway. The TTC service is provided by the "6 Bay" bus. The existing TTC bus stop is located on the east side of Bay Street near the northern limits of the site.

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

East Side:

- "No Stopping, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays", between Lake Shore Boulevard West and Front Street West.
- "No Standing, Anytime", between Lake Shore Boulevard West and a point 155 metres north of Lake Shore Boulevard West.

West Side:

- "No Stopping, Anytime", between Lake Shore Boulevard West and a point 30.5 metres north.
- "No Stopping, 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays", between a point 30.5 metres north of Lake Shore Boulevard West and Front Street West.
- "No Standing, Anytime", between a point 30.5 metres north of Lake Shore Boulevard West and a point 155 metres north of Lake Shore Boulevard West.

Subject to approval, the east sidewalk and a 2.8 metre wide portion of the northbound curb lane on Bay Street, between Lake Shore Boulevard West and a point 129 metres north, will be closed to accommodate construction staging operations for the

development. Pedestrian operations will be maintained in a 2.1 metre wide covered and protected walkway within the closed portion of the northbound curb lane.

The proposed construction staging area will result in removal of the median barrier and realignment of the northbound traffic lanes on the subject section of Bay Street. The realigned northbound traffic lanes on Bay Street will consist of a 3.75 metre wide curb lane and a 3.25 metre wide median lane. The southbound traffic lanes on the subject section of Bay Street will remain unchanged.

To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the east side of Bay Street, between Lake Shore Boulevard West and a point 129 metres north.

To further mitigate the impacts of construction activities, all major deliveries at the site will be scheduled during the off-peak hours. All construction material unloading will be undertaken within the site. Furthermore, the proposed construction area will not impact the TTC service on Bay Street. However, the existing TTC bus stop on the east side of Bay Street in the vicinity of the site will be relocated.

Finally, a review of the City's five-year major capital works program indicates that in Year 2018, Bikeway Pavement Marking project is planned on Bay Street, between Front Street West and Lake Shore Boulevard West. The exact dates of the planned capital works project were not available at the time of this report. In the event of any conflict with the planned capital works project, the developer has been advised that the proposed construction staging area on Bay Street 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 EllisDon Corporation has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Councillor Troisi's office has been advised of the recommendations of this staff report.

CONTACT

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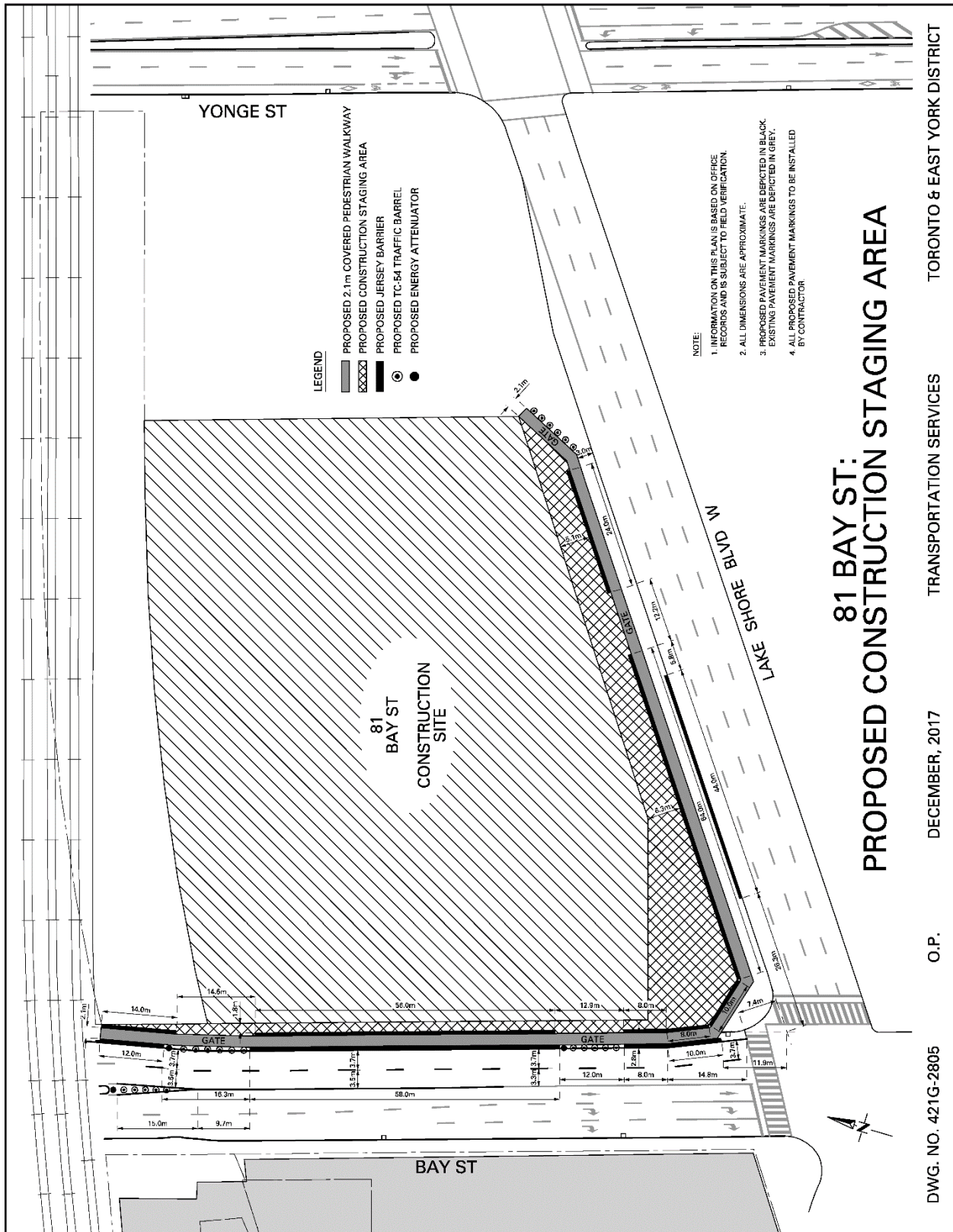
SIGNATURE

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

ATTACHMENTS

Drawing 421G-2805, December, 2017

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