

Construction Staging Area – Blue Jays Way (357 King Street West)

Date: June 8, 2018.
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.

Tucker Hirise is constructing a 42-storey residential condominium building at 357 King Street West on behalf of King Jay Development Limited. The site is bounded by King Street West to the north, Blue Jays Way to the east, a public laneway to the south and existing commercial uses to the west.

A construction staging area for the development has been proposed within the west sidewalk and a portion of the southbound curb lane on Blue Jays Way between King Street West and the public laneway. The subject area is being requested for a period of 42 months.

With the proposed construction staging area in place, Blue Jays Way, in the vicinity of the site, will operate as one northbound lane and one southbound lane. Pedestrian movements on the west side of Blue Jays Way, between King Street West and the public laneway, will be accommodated within a covered and protected walkway in the closed portion of the southbound lane. It should be noted the east sidewalk and a portion of the northbound curb lane on Blue Jays Way is currently closed to accommodate construction staging area for an under-construction development at 355 King Street West. Pedestrian movements on the east side of Blue Jays Way are currently being maintained within a covered and protected walkway installed in the closed portion of the northbound lane.

Additional construction staging areas have been proposed on the south side of King Street West abutting the site. The proposed construction staging area within the existing boulevard allowance on the south side of King Street West abutting the site will maintain existing vehicular and transit operations on King Street West. Pedestrian movements on the south side of King Street West abutting the site will be maintained in a covered and protected walkway within the existing boulevard allowance.

A temporary daily off-peak period closure of the eastbound curb lane on King Street West abutting the site is proposed on an as-needed basis. The proposed daily lane closure will be utilized as a secondary delivery and pickup location to accelerate completion of the project. With the proposed closure in place, existing TTC streetcar service on King Street West will not be negatively impacted and vehicular traffic will be directed to share the median eastbound lane with the TTC streetcars.

RECOMMENDATIONS

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

1. Toronto and East York Community Council approve the closure of the west sidewalk on Blue Jays Way, between King Street West and a point 41.2 metres south, from July 11, 2018 to December 31, 2021.
2. Toronto and East York Community Council approve the closure of a 2.9 metre wide portion of the southbound curb lane on Blue Jays Way, between King Street West and a point 37 metres south, from July 11, 2018 to December 31, 2021.
3. Toronto and East York Community Council rescind the existing parking prohibition in effect from 8:00 a.m. to 6:00 p.m. on the west side of Blue Jays Way, between King Street West and a point 41.2 metres south.
4. Toronto and East York Community Council rescind the existing standing prohibition in effect from 6:30 p.m. to 12:00 a.m., Monday to Friday; 12:00 p.m. to 6:00 p.m., on Saturday, Sunday and public holidays from April 1 to November 30, inclusive on the west side of Blue Jays Way between King Street West and a point 41.2 metres south.
5. Toronto and East York Community Council enact stopping prohibition on the west side of Blue Jays Way between King Street West and a point 41.2 metres south.
6. 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.
7. 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.
8. Toronto and East York Community Council direct that Blue Jays Way be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Tucker Hirise 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 proposed closures on Blue Jays Way, these fees will be approximately \$87,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on July 4, 2017 considered Item TE25.5 and amended the Zoning By-law No. 438-86 for the land municipally known as 357 King Street West.

COMMENTS

Development Proposal

A mixed-use development consisting of a 42-storey residential condominium building will be constructed by Tucker Hirise at 357 King Street West. The site is bounded by King Street West to the north, Blue Jays Way to the east, a public laneway to the south and existing commercial uses to the west. The public laneway connects Blue Jays Way and Spadina Avenue and provides vehicular access to the existing developments to the south and west.

The development, in its completed form, will consist of approximately 324 dwelling units along with ground floor retail uses and a three-level underground parking garage. All permanent access to the site will be provided from King Street West. Due to small size of the site, vehicular access to the underground parking garage will be provided through a car elevator instead of parking ramps.

Construction Activities

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

- Demolition, shoring and excavation work: July 2018 to February 2019;
- Concrete work: February 2019 to December 2020;
- Structural steel work: February 2020 to January 2021; and
- Interior finishes work: May 2020 to December 2021.

The excavation of the site will extend from property line to property line on all four sides and to a depth of 13.5 metres from the street level. In order to continue with remaining construction activities, a construction staging area will be required to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower cranes, material storage and worker facilities.

Construction Staging Areas

Various options were explored by the developer to set up a construction staging area for the development and it included the site itself and road right-of-way occupation on the public laneway, Blue Jays Way and King Street West.

The developer has advised that due to small size of the site and built form that extends from property line to property line, all construction staging activities including large delivery trucks and material storage cannot be accommodated within the site. Additional space along the property line of the site will be required to accommodate construction staging operations for the site.

The public laneway was not considered suitable due to its inability to concurrently accommodate large delivery trucks, material storage and maintain vehicular access to the existing developments to the south and west. Consequently, occupation of road right-of-way on Blue Jays Way and King Street West was considered for construction staging purposes.

Construction staging operations on Blue Jays Way abutting the site will be undertaken from within the west sidewalk and a portion of the southbound curb lane. The subject construction staging area will be utilized as a primary location to accommodate construction equipment, construction material deliveries, storage, worker facilities and a man and material hoist during various stages of construction. The man and material hoist for the site will be installed along the north-east corner of the site.

Additional construction staging areas have been proposed on the south side of King Street West abutting the site. A 1.2 metre wide portion of the existing boulevard allowance on the south side of King Street West will be occupied to set up a construction staging area for the development. Pedestrian operations on the south side of King Street West will be maintained in a 2.1 metre wide covered and protected walkway installed within the existing boulevard allowance.

Furthermore, a temporary daily occupation of the eastbound curb lane on King Street West abutting the site will be undertaken during the off-peak period (9:00 a.m. to 4:00 p.m.). The proposed temporary lane occupation will be utilized as a secondary material delivery and pickup location to accelerate completion of the project. The proposed location will also eliminate any hoisting conflicts between the man and material hoist and tower crane, when constructing northern portion of the site.

Proposed Closures and Traffic Impacts

Subject to approval, the west sidewalk on Blue Jays Way, between King Street West and a point 41.2 metres south, will be closed. Additionally, a 2.9 metre wide portion of the southbound curb lane on Blue Jays Way, between King Street West and a point 37 metres south, will be closed to accommodate construction staging operations for the development. The extent (length and width) of the proposed construction staging area was reviewed by the developer to ensure minimum required occupation of the road right-of-way to safely undertake construction of the development. The subject construction staging area is being requested for a period of 42 months (i.e. July 11, 2018 to December 31, 2021).

Under existing conditions, Blue Jays Way, in the vicinity of the site, operates as one northbound lane and two southbound lanes. The northbound curb lane and the east sidewalk is currently occupied to accommodate a construction staging area for an under-construction development at 355 King Street West. Pedestrian movements on the east side of Blue Jays Way, between King Street West and Mercer Street, have been

maintained within a covered and protected walkway installed in the closed portion of the northbound curb lane. Pedestrian movements on the west side of Blue Jays Way have been maintained on the existing sidewalk.

At the time of this report, the following parking regulations are in effect on the subject section of Blue Jays Way:

East Side:

- "No Parking, 8:00 a.m. to 6:00 p.m." between Front Street West and King Street West.

West Side:

- "No Parking, 8:00 a.m. to 6:00 p.m." between a point 66.0 metres north of Front Street West and King Street West.
- "No Standing, 6:30 p.m. to 12:00 a.m., Monday to Friday; 12:00 p.m. to 6:00 p.m., on Saturday, Sunday and public holidays from April 1 to November 30, inclusive" between Wellington Street West and King Street West.

With the proposed construction staging area in place, Blue Jays Way, in the vicinity of the site, will operate as one northbound lane and one southbound lane. Pedestrian movements on the west side of Blue Jays Way abutting the site will be maintained in a 1.5 metre wide covered and protected walkway installed in the closed portion of the southbound curb lane.

To enhance traffic flow around the construction site, stopping will be prohibited at all times on the west side of Blue Jays Way, between King Street West to a point 42.1 metres south. Additionally, stopping will be prohibited at all times on the east side of Blue Jays Way, between King Street West and Mercer Street.

In regards to the proposed construction staging area within the existing south side boulevard allowance, existing vehicular and transit traffic operations on King Street West abutting the site will remain unchanged.

As mentioned earlier in the report, the proposed off-peak period daily closures of the eastbound curb lane on King Street West will be required on an as-needed basis to provide an additional delivery and pickup location during construction of the development. The proposed lane closure will not negatively impact the TTC streetcar service on King Street. With the subject daily off-peak period lane closure in place, vehicular traffic will be directed to share the median eastbound lane with the TTC streetcars.

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 indicates that in Year 2019, an on-street bikeway paving marking has been planned on Blue Jays Way between King Street West and Navy Wharf Court. The exact dates of the planned capital works projects were not available at the time of this report. The

developer has been advised that the subject construction staging areas will need to be modified to accommodate the capital works project activities.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Tucker Hirise has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Councillor Joe Cressy has been advised of the recommendations of this staff report.

CONTACT

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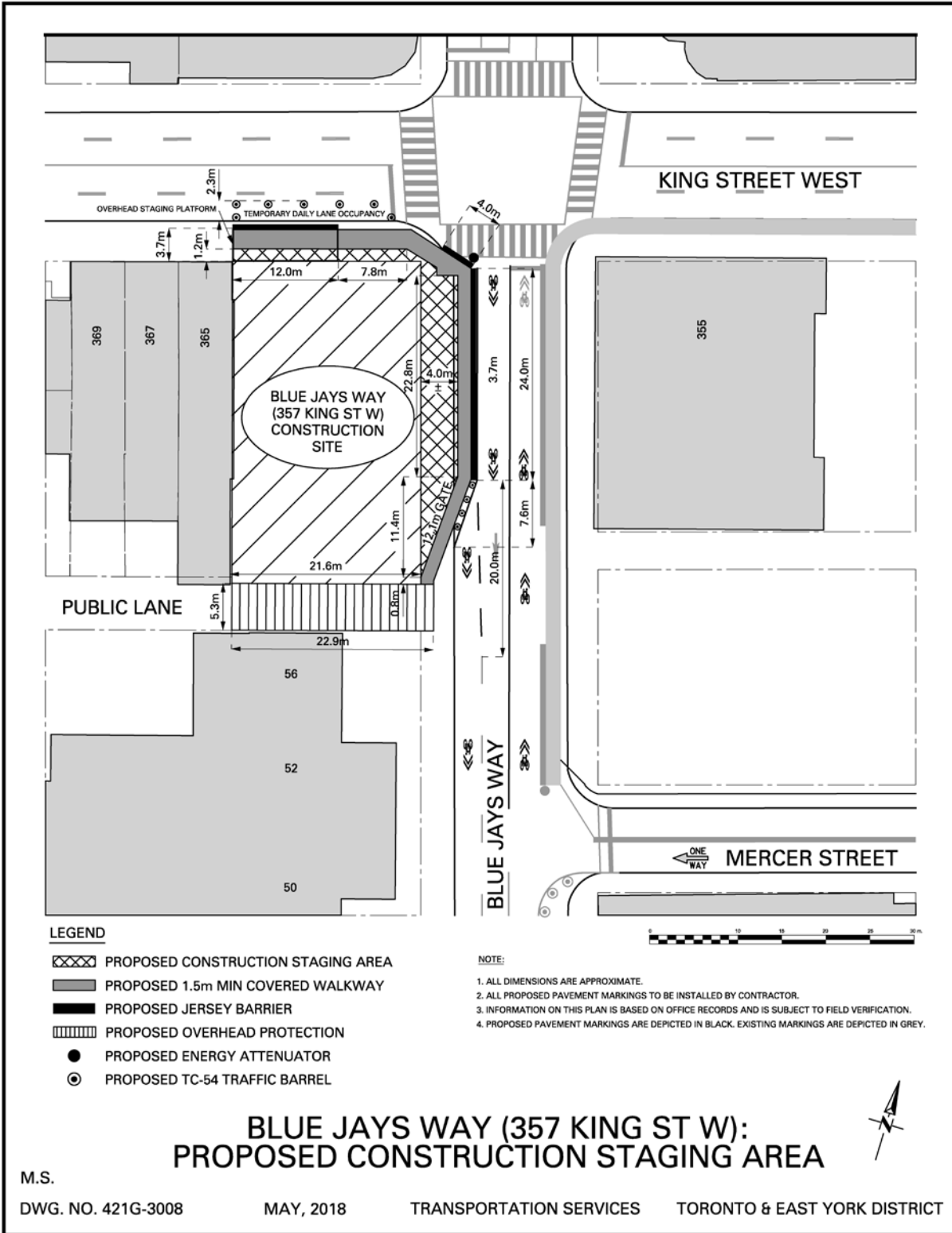
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-3008, dated, May 2018

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