

Construction Staging Area – 23 Spadina Ave (Blue Jays Way)

Date: September 16, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 10, Spadina-Fort York

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.

Transportation Services is requesting approval to close the south sidewalk and east bound parking lane on Blue Jays Way for a period of 39 months.

Concord Adex Developments Corp. is building twin towers, 62 and 72 storey condominium with a grand total of 1373 units perched upon a 13 story podium. A six level underground and six level above ground parking facilities are proposed to accommodate parking needs. The site is located on the east side of Spadina Ave, between Bremner Boulevard to the south side, Blue Jays Way to the north and Navy Warf Court to the east. To enable construction, the applicant requires the aforementioned closures.

RECOMMENDATIONS

The Acting Director, Traffic Management, Transportation Services, recommends that:

1. Toronto and East York Community Council approve the closure of the south sidewalk and eastbound bound parking lane on Blue Jays Way, from Spadina Avenue to Navy Warf Court, from September 23, 2019 to December 15, 2022.
2. Toronto and East York Community Council rescind the existing car-share vehicle parking area on the south side of Blue Jays Way, from a point 15 metres east of Spadina Ave to a point 22 metres further east (see below for agreement with Zipcar and Enterprise CarShare).
3. Toronto and East York Community Council prohibit stopping at all times on the south side Blue Jays Way, from Spadina Avenue to Navy Warf Court.

4. 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.
5. Toronto and East York Community 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.
6. Toronto and East York Community direct that Blue Jays Way be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Concord Adex Developments Corp. 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 \$286,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its decision issued on November 14, 2016, in relation to Board Case No. MM150053, authorized an amendment to Zoning By-law No. 1994-0806, for the lands municipally known as 23 Spadina Avenue

COMMENTS

Development Proposal

Concord Adex Developments Corp. is building twin towers, 62 and 72 storey condominium with a grand total of 1373 units perched upon a 13 story podium. A six level underground and six level above ground parking facilities are proposed to accommodate parking needs. The site is located on the east side of Spadina Ave, between Bremner Boulevard to the south side, Blue Jays Way to the north and Navy Warf Court to the east. The applicant requires a construction staging area within the road allowance on the South side of Blue Jays Way.

Construction Activities:

Construction of the development will be undertaken in several phases. Major construction phases and associated timeline are described below:

- Excavation and shoring phase: January 2019 to June 2019;
- Concrete work phase: June 2019 to July 2020;
- Building envelope phase: April 2020 to May 2022; and
- Interior finishes phase: August 2020 to January 2023.

Construction Staging Areas:

Blue Jays, in the vicinity of the site, operates as a two way east and westbound local roadway. There is no TTC service on the subject section of Blue Jays Way. Blue Jays Way is a minor local road that only receives traffic from north bound right turns off Spadina Ave on to Blue Jays Way and west bound right off Blue Jays Way on to Spadina. The volumes of traffic is minimal and all traffic is going to be maintained. The only change on Blue Jays way will be the CarShare parking will be removed.

No Parking regulations will be changed other than the removal of CarShare parking, which will be replaced with a staging lane and a No Stopping regulation enacted.

Concord Adex Developments Corp. through negotiation has come to an agreement with Zipcar and Enterprise CarShare that Concord Adex Developments Corp. will reimburse Zipcar and Enterprise CarShare for all parking permit fees as required for the construction staging for the duration of the project.

Construction staging operations for the development is requesting to take place within a combined 5.9 metre portion of the south side sidewalk and the eastbound parking lane on Blue Jays Way. The subject construction staging area is utilized to accommodate construction material deliveries by the tractor-trailer units and concrete trucks in a very short length (65 metres) Spadina Avenue to Navy Warf Court.

The sidewalk on the west side Navy Warf Court between Bremner Boulevard and Blue Jays Way will be closed for a staging area. Pedestrian operations on Navy Warf Court, abutting the site, will be directed to use the east side sidewalk.

Traffic Impacts:

With the proposed construction staging area in place, Blue Jays Way, in the immediate vicinity of the site will continue to operate as a one lane in each direction (east and westbound) with a road width of 7 metres.

Pedestrian operations on Blue Jays Way, abutting the site, will be directed to use the north side sidewalk.

Pedestrian operations on Navy Warf Court, abutting the site, will be directed to use the east side sidewalk.

A 1.5 metre covered walk way will be erected on both Bremner Boulevard and on Spadina Avenue for pedestrian movements.

Finally, a review of the City's five-year major capital works program indicates that there are no capital works projects planned on the subject section of Blue Jays Way. Therefore, the proposed construction staging area on Blue Jays Way is not expected to conflict with the City's capital works projects.

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

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

CONTACT

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SIGNATURE

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ATTACHMENTS

1. Drawing No. 421G-3496, August, 2019

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