

Construction Staging Area Time Extension (Phase 2) – Yonge Street and Bloor Street West (1 Bloor Street West)

Date: October 17, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 11, University-Rosedale

SUMMARY

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

Mizrahi Developments is constructing a mixed-use development at 1 Bloor Street West. The site is located on the southwest corner of Yonge Street and Bloor Street West. The development will consist of an 8-storey high retail podium and an 86-storey high residential tower.

Construction staging operations for the development currently take place within the road right-of-way on the south side of Bloor Street West and on the west side of Yonge Street. Phase 1 of construction involved excavation, piling and shoring operations and building to the ground level, which is nearing completion. City Council, at its meeting on October 2, 2017, authorized the subject construction staging areas from October 9, 2017 to October 31, 2019.

Transportation Services is requesting authorization to extend the construction staging areas on Yonge Street and Bloor Street West for an additional ten months (i.e. from November 1, 2019 to August 31, 2020), in order to facilitate the construction of the 8-storey high podium (Phase 2).

RECOMMENDATIONS

The Acting Director, Traffic Management, recommends that:

1. City Council authorize the continuation of the closure of the west sidewalk and a 3 metre wide portion of the southbound curb lane on Yonge Street, between Bloor Street West and a point 66 metres south, from November 1, 2019 to August 31, 2020.

2. City Council authorize the continuation of the closure of the south sidewalk and a 1.2 metre wide portion of the eastbound curb lane on Bloor Street West, between Yonge Street and a point 49 metres west, from November 1, 2019 to August 31, 2020.
3. City Council direct the applicant to continue posting 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.
4. City Council direct the applicant to continue providing and installing 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.
5. City Council direct the applicant to continue sweeping the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.
6. City Council direct the applicant to continue pressure washing the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
7. City Council direct the applicant to continue ensuring that the existing sidewalks or the proposed pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.
8. City Council direct the applicant to continue consulting and communicating all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
9. City Council direct the applicant to continue installing appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
10. City Council direct that Bloor Street West and Yonge Street be returned to its pre-construction traffic regulations and lane configurations when the project is completed.

FINANCIAL IMPACT

There is no cost to the City. Mizrahi Developments 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 \$243,000.00.

DECISION HISTORY

City Council, at its meeting on October 2, 3 and 4, 2017, adopted Item TE26.69 and, in so doing, authorized the closure of the sidewalk and a portion of the southbound lane

on Yonge Street and the closure of the sidewalk and a portion of the eastbound lane on Bloor Street West, from October 9, 2017 to October 31, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.69>

COMMENTS

Development

A mixed-use development (The One) is currently being constructed by Mizrahi Developments at 1 Bloor Street West. The site is bounded by Bloor Street to the north, Yonge Street to the east and existing commercial uses to the south and west.

The development, in its completed form, will include an 86-storey high residential condominium building atop an 8-storey high retail podium. Retail uses will also be provided in a below grade concourse level. A four-level underground parking garage will be provided.

All permanent access to the development will be from a laneway located to the southwest of the site. The laneway provides servicing to a number of neighbouring properties and can be accessed from Balmuto Street.

Based on the information provided by the developer at the time of this report, construction of the below-grade activities is nearing completion. Phase 2 of construction will include a multi-storey podium and a residential tower.

Construction Staging Areas

Construction staging operations for the development take place within the road right-of-way on the west side of Yonge Street abutting the site. The sidewalk and southbound curb lane on the west side of Yonge Street, between Bloor Street West and a point 66 metres south, are closed to accommodate construction staging operations. Pedestrians are directed to a 2.1 metre-wide covered and protected walkway within the closed portion of the southbound curb lane. Yonge Street, in the immediate vicinity of the site, operates as one southbound traffic lane and two northbound traffic lanes.

The southbound curb lane on Yonge Street north of Bloor Street is closed, between the stop bar and a point 30 metres north (including taper). Vehicles travelling in the southbound curb lane are channelized into the southbound through traffic lane to achieve smooth traffic flow around the existing construction staging area on Yonge Street. Southbound right-turn movements at the intersection of Yonge Street and Bloor Street are prohibited at all times. In addition, the TTC near-side bus stop on Yonge Street at Bloor Street West has been relocated approximately 60 metres north of Bloor Street West.

Construction staging operations on Bloor Street West are setup within the existing boulevard and a portion of the eastbound curb lane on the south side of Bloor Street West, between Yonge Street and a point 49 metres west, is closed to accommodate construction staging operations. Pedestrians are directed to a 1.7 metre-wide covered and protected walkway within the closed portion of the eastbound curb lane. Existing traffic operations on Bloor Street West remain unchanged and the eastbound and westbound curb lanes on Bloor Street West continue to accommodate the shared traffic operations for cyclists and motorists.

To enhance traffic operations around the construction staging area, the existing stopping prohibitions on Yonge Street and Bloor Street West will remain in effect.

The above construction staging areas were authorized by City Council (2019 Item TE26.69) for the period of October 9, 2017 to October 31, 2019.

Time Extension

By way of background, the original option for the construction staging area on Yonge Street and Bloor Street included a temporary continuous lane occupation for the entire duration of the development (i.e. 62 months).

A detailed review of the site logistics, traffic management plan and construction schedule was undertaken by the developer to minimize the project duration and impacts of the construction on all road users. Under the revised proposal, the construction schedule has been updated to include temporary continuous lane occupations on Yonge Street and Bloor Street West for an additional ten months (i.e. from November 1, 2019 to August 31, 2020) followed by temporary daily lane occupations during the off-peak period for the remainder of the development (i.e. August 31, 2020 to December 31, 2022). This will reduce the total duration of the long term occupation on Yonge Street and Bloor Street West from 62 months to 34 months. Pedestrian movements on the west side of Yonge Street and south side of Bloor Street West will be maintained during the daily occupation with assistance and direction from a Paid Duty Officer.

Based on the information provided by the developer, the site is approaching above-grade construction. Remaining major construction activities and associated timelines are described below:

- Phase 2(A): Above-grade construction from ground level to 8-storey podium (November 1, 2019 to August 31, 2020); and
- Phase 2(B): Building construction from level 9 + (August 31, 2020 to December 31, 2022). Long term staging occupation within the public right-of-way is not required.

In view of the above, a time extension of the construction staging areas on Yonge Street and Bloor Street West is being requested for an additional ten months (i.e. from November 1, 2019 to August 31, 2020), in order to facilitate Phase 2 of construction.

Finally, a review of the City's five-year major capital works program was undertaken to identify any conflicts between the proposed construction staging areas and planned capital works projects in the area. The review of the Program at the time of this report indicates that in 2022 a cycling infrastructure installation project is planned on Yonge Street, between Bloor Street and Wellesley Street. In the event of any conflict with the planned capital works project, the developer has been advised that the proposed construction staging areas will need to be modified or removed to accommodate the capital works project activities.

Transportation Services is satisfied that Mizrahi Developments 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

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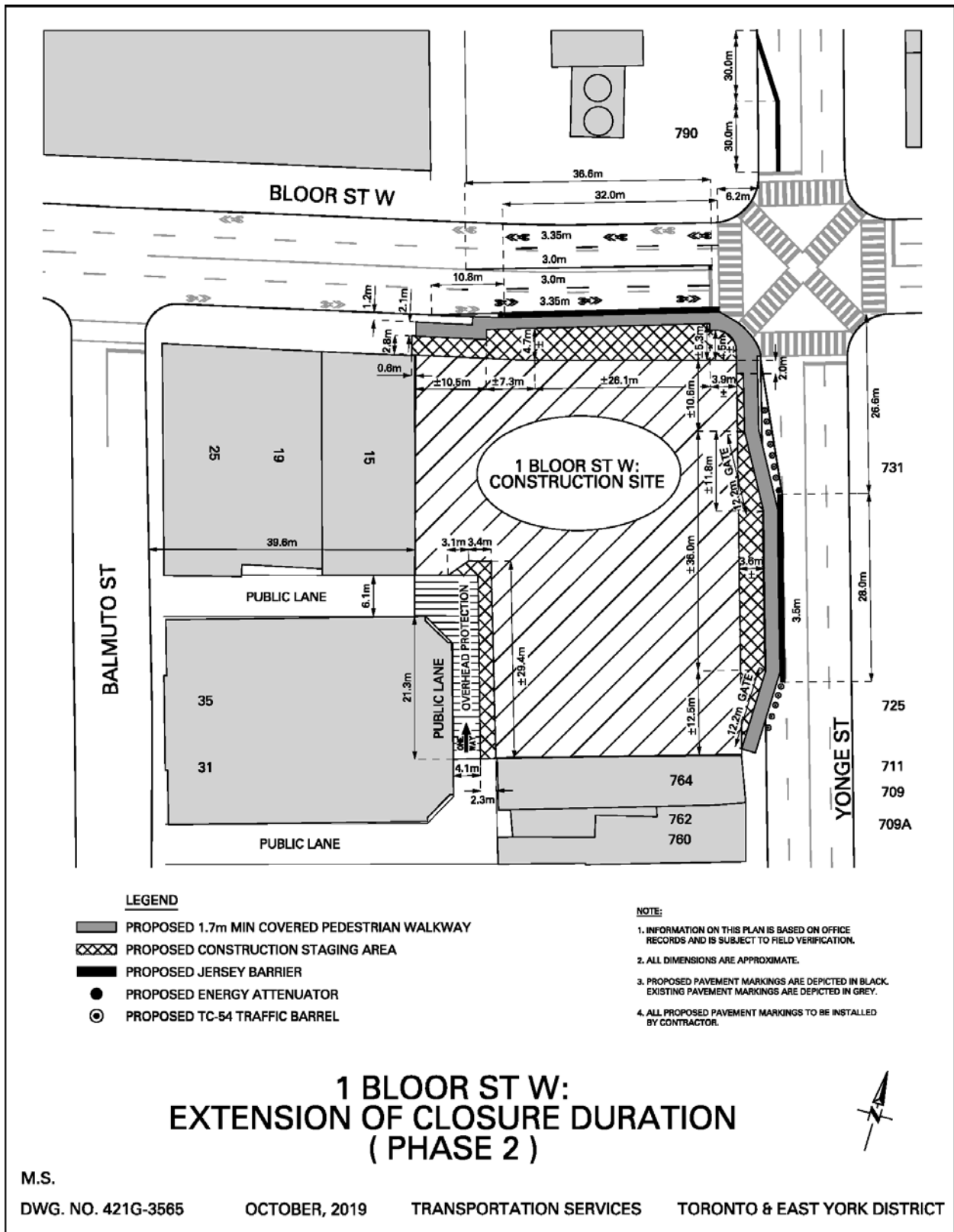
SIGNATURE

Roger Browne, M.A.Sc., P.Eng.,
Acting Director
Traffic Management,
Transportation Services

ATTACHMENTS

Drawing No. 421G-3565 dated October, 2019

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Construction Staging Area - 1 Bloor Street West