

Construction Staging Area (Phase 2) – 1 Bloor Street West (Balmuto Street)

Date: June 12, 2020
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 11, University-Rosedale

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.

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 eight-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 completed. City Council, at its meeting on November 26, 2019, authorized the extension construction staging areas on Bloor Street West and Yonge Street from November 1, 2019 to August 31, 2020. To minimize disruptions on these arterial roads, a staging area for concrete trucks and deliveries is proposed on Balmuto Street south of Bloor Street West.

Transportation Services is requesting authorization to close a portion of the northbound curb lane/sidewalk on Balmuto Street from a point 29 metres south of Bloor Street West to a point 12 metres further south for 24 months (i.e. from July 17, 2020 to June 30, 2022), in order to facilitate the construction of the eight-storey high podium (Phase 2A) and 86 storey high residential tower (Phase 2B).

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of a 5 metre wide portion of the northbound curb lane/sidewalk on Balmuto Street, between a point 29 metres south of Bloor Street West and a point 12 metres further south, from June 1, 2020 to June 30, 2022.
2. Toronto and East York Community Council rescind the existing designated commercial loading zone on the west side of Balmuto Street, between a point 25.5 metres south of Bloor Street West and a point 11.5 metres further south.
3. Toronto and East York Community Council rescind the existing designated on-street accessible parking space on the west side of Balmuto Street, between a point 37 metres south of Bloor Street West and a point 20 metres further south.
4. Toronto and East York Community Council rescind the existing parking prohibition in effect from, 6:30 p.m. of one day to 8:00 a.m. of the next following day, Monday to Friday, from 6:00 p.m. to 12:00 a.m. Saturday and at all times Sunday on the east side of Balmuto Street, between Bloor Street West and a point 57 metres south.
5. Toronto and East York Community Council rescind the existing stopping prohibition in effect from, 3:30 p.m. to 6:30 p.m., Monday to Friday" on the east side of Balmuto Street, between Bloor Street West, and a point 57 metres south.
6. Toronto and East York Community Council rescind the existing standing prohibition in effect from, 8:00 a.m. to 3:30 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m., Saturday on the east side of Balmuto Street, between Bloor Street West and a point 57 metres south of Bloor Street.
7. Toronto and East York Community Council prohibit stopping, at all times, on both sides of Balmuto Street, between Bloor Street West and a point 57 metres south.
8. Toronto and East York Community 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.
9. Toronto and East York Community 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.
10. Toronto and East York Community 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.

11. Toronto and East York Community 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.

12. Toronto and East York Community 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.

13. Toronto and East York Community 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.

14. Toronto and East York Community Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, on a daily basis to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.

15. Toronto and East York Community Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, during large scale concrete pours and large scale material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.

16. Toronto and East York Community 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.

17. Toronto and East York Community Council direct that Balmuto Street be returned to its pre-construction traffic and parking regulations and lane configurations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on 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 \$244,000.00.

DECISION HISTORY

City Council, at its meeting on October 2, 3 and 4 2017 adopted, as amended, item TE26.69 entitled "Construction Staging Area (Phase 1) - Yonge Street and Bloor Street West (1 Bloor Street West) 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 11, 2017. Construction Staging Area (Phase 2) 1 Bloor Street West (Balmuto Street)

31, 2019. Subsequently, City Council, at its meeting on November 26, 2019 approved the extension of the construction staging areas on Bloor Street West and Yonge Street to August 31, 2020 (TE10.27).

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

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE10.27>

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 eight-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 services 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 are complete. Phase 2 of construction will include a multi-storey podium and a residential tower.

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

Excavation and shoring: Completed;
Below grade formwork: May 6, 2019 to July 10, 2020;
Above grade formwork: July 2020 to June 2022;
Building envelope phase: to be completed by August 2022; and
Interior finishes stage: to be completed May 2023.

Construction Staging Areas

Construction staging operations for the development are currently taking place within the road right-of-way on the west side of Yonge Street and south side of Bloor Street West abutting the site.

In order to minimize the impacts on the arterial streets, the developer is proposing a staging area for deliveries and concrete trucks on Balmuto Street south of Bloor Street West. A portion of the northbound curb lane and sidewalk will be closed between a point

29 metres south of Bloor Street West and a point 12 metres further south to accommodate the staging operations. Concrete for the development will be provided from the staging area to the site, via an underground pipe buried within the 1st laneway south of Bloor Street West and east of Balmuto Street. A pedestal will extend above the road surface within the staging area to facilitate the delivery of concrete. At the time of writing this report, the developer had been issued a monthly permit to facilitate the installation of the pedestal on Balmuto Street and the accompanying piping to supply concrete to the site.

Pedestrians will be accommodated on the east side of Balmuto Street within a 1.7 metres wide portion of the existing sidewalk separated from the staging area by temporary construction fencing. Two-way traffic operations will be maintained on Balmuto Street within the remaining 6 metres roadway. However, during times when construction activities are taking place, traffic will be restricted to one lane controlled by traffic control persons.

The following parking regulations are in effect within the subject section of Balmuto Street.

West Side

1. Designated "Commercial Loading Zone" between a point 25.5 metres south of Bloor Street West and a point 11.5 metres further south.
2. Designated "On-Street Accessible parking space" on the west side of Balmuto Street between a point 37 metres south of Bloor Street West and a point 20 metres further south.

East Side

1. "No Parking, 6:30 p.m. one day to 8:00 a.m. of the next following day, Monday to Friday, 6:00 p.m. to 12:00 a.m. Saturday, Anytime Sunday" between Bloor Street West and Charles Street West.
2. "No Stopping, 3:30 p.m. to 6:30 p.m., Monday to Friday" between Bloor Street West and Charles Street West.
3. "No Standing, 8:00 a.m. to 3:30 p.m., Monday to Friday and 8:00 a.m. to 6:00 p.m., Saturday" between Charles Street West and Bloor Street West.

To enhance traffic operations, it is recommended that stopping be prohibited on both sides of Balmuto Street, between Bloor Street West and a point 57 metres south.

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 did not reveal any conflicts.

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

Craig Cripps,
Manager, Traffic Engineering (A)
Work Zone Coordination and Mitigation
Transportation Services
Telephone: (416) 397-5020
E-mail: Craig.Cripps@toronto.ca

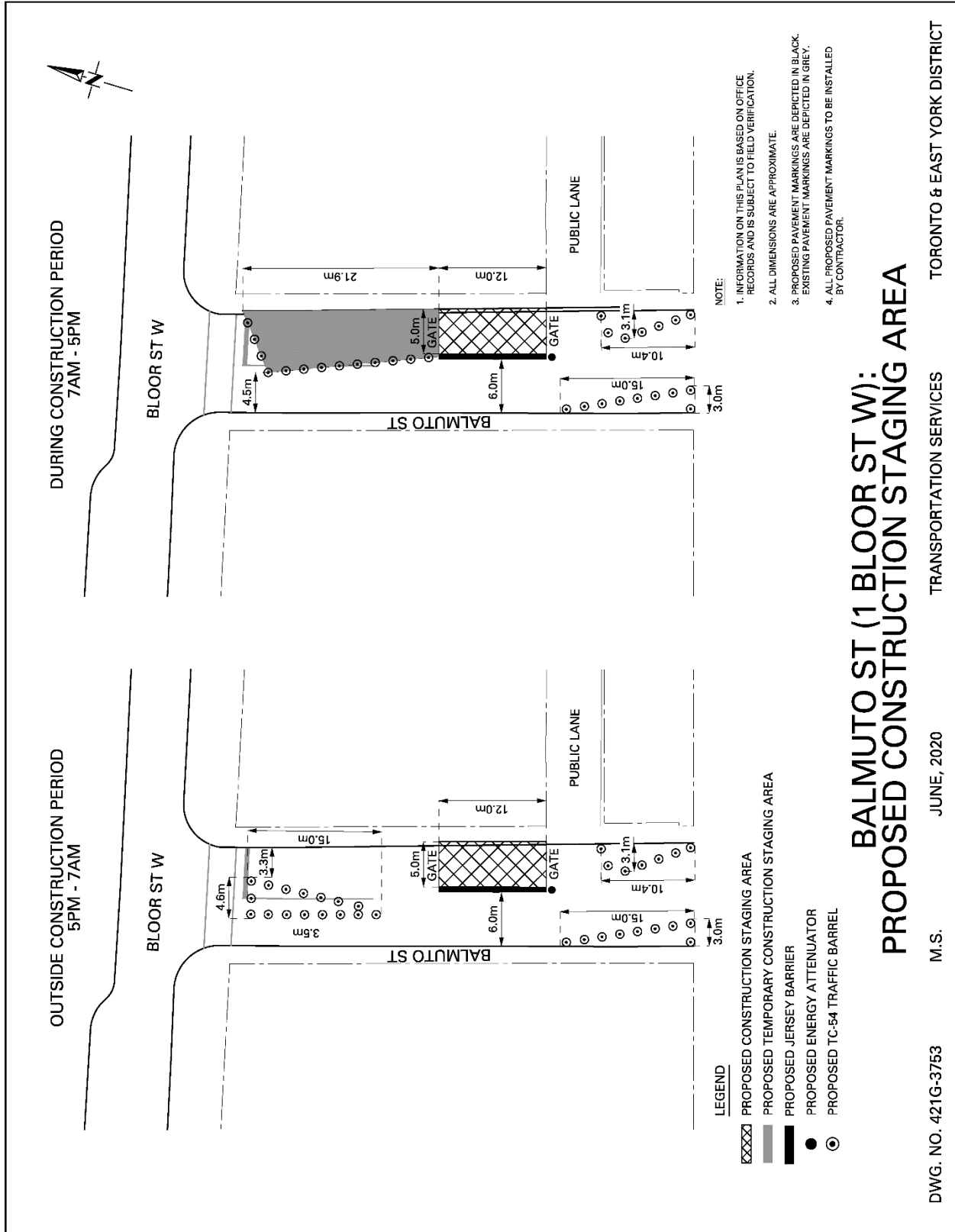
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-3753 dated June 2020

Construction Staging Area - 1 Bloor Street West



BALMUTO ST (1 BLOOR ST W): PROPOSED CONSTRUCTION STAGING AREA

TORONTO & EAST YORK DISTRICT

TRANSPORTATION SERVICES

JUNE, 2020

M.S.

DWG. NO. 421G-3753