

Construction Staging Area - 99 Blue Jays Way (Mercer Street)

Date: November 13, 2020
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.

BJW Residences Limited Partnership is constructing a 47-storey residential development building at 99 Blue Jays Way. The site is located on the southeast corner of Blue Jays Way and Mercer Street.

Transportation Services is requesting authorization to close the south sidewalk and a three-metre-wide portion of the eastbound curb lane on Mercer Street, between Blue Jays Way and a point 62 metres east, for a period of 18 months (i.e., December 3, 2020 to May 31, 2022) to accommodate a construction staging area.

In addition, Transportation Services is requesting authorization to close a one-metre-wide portion of the westbound curb lane on the first lane south of Mercer Street, east of Blue Jays Way, between Blue Jays Way and a point 62 metres east, for a period of 18 months (i.e., December 3, 2020 to May 31, 2022) to accommodate a construction staging area. As a result of the proposed staging area, the width of the laneway will be reduced to four-metres in width at its narrowest point. As a result, it is recommended that the laneway be designated as one-way eastbound/northbound traffic.

Pedestrian movements on the south side of Mercer Street abutting the site will be restricted and pedestrians will be directed to the north side sidewalk of Mercer Street. A temporary pedestrian walkway along the closed portion of the west sidewalk could not be installed due to insufficient roadway width to maintain both the temporary walkway and one-way traffic operation on Mercer Street.

Pedestrian operations on the east side of Blue Jays Way will be maintained in a 2.1-metre-wide covered and protected walkway within the existing sidewalk.

The construction staging area on Mercer Street will result in the loss of one eastbound traffic lane that is currently designated for on-street parking, resulting in the loss of approximately six parking machine spaces.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the south sidewalk and a three-metre-wide portion of the eastbound curb lane on Mercer Street, between Blue Jays Way and a point 62 metres east from December 3, 2020 to May 31, 2022.
2. Toronto and East York Community Council authorize the closure of a one-metre-wide portion of the most northerly westbound curb lane on the first lane south of Mercer Street, east of Blue Jays Way, between Blue Jays Way Mercer Street and a point 62 metres east, from December 3, 2020 to May 31, 2022.
3. Toronto and East York Community Council designate the public lane system bounded by Blue Jays Way, Mercer Street, John Street and Wellington Street West as one-way eastbound/northbound.
4. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 6:00 p.m., Monday to Saturday at a rate of \$4.00 per hour and for a maximum period of three hours, on the south side of Mercer Street, between Blue Jays Way and point 67.5 metres east.
5. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 6:00 p.m. to 12:00 a.m., Monday to Saturday, and 1:00 p.m. to 12:00 a.m. Sunday, at a rate of \$4.00 per hour and for a maximum period of six hours, on the south side of Mercer Street, between Blue Jays Way and point 67.5 metres east.
6. Toronto and East York Community Council rescind the existing stopping prohibition in effect at all times, on the south side of Mercer Street, between a point 66.5 metres east of Blue Jays Way and a point 37.5 metres further east.
7. Toronto and East York Community Council prohibit stopping at all times on the south side of Mercer Street, between Blue Jays Way and a point 75.5 metres east.
8. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the north side of Mercer Street, between Blue Jays Way and a point 73.5 metres east.
9. Toronto and East York Community Council prohibit stopping at all times on the north side of Mercer Street, between Blue Jays Way and a point 73.5 metres east.

10. Toronto and East York Community Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, 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 ensure that the existing sidewalks or the proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.

12. Toronto and East York Community Council direct the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.

13. Toronto and East York Community Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.

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 install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

17. 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.

18. 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.

19. Toronto and East York Community Council direct that Mercer Street and the public lane system bounded by Blue Jays Way, Mercer Street, John Street and Wellington Street West be returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. BJW Residences Limited Partnership 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 Mercer Street, these fees will be approximately \$490,000.00 including lost revenue from parking machines.

DECISION HISTORY

City Council, at its meeting on June 8 and 9, 2010, adopted Item TE34.6 entitled "Final Report - 99 Blue Jays Way - Rezoning" and in so doing, amended Zoning By-law No. 438-86 for the lands municipally known as 99 Blue Jays Way.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.TE34.6>

At its meeting on August 25, 26 and 27, 2010, under item MM52.10, City Council re-opened and amended the recommendations in Item TE34.6.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.MM52.10>

COMMENTS

The Development and Timeline

A 47-storey residential building is being constructed by BJW Residences Limited Partnership at 99 Blue Jays Way. The site is bounded by Mercer Street to the north, a development currently under construction consisting of two 45 storey residential towers (15-35 Mercer Street) to the east, a public lane to the south and Blue Jays Way to the west. The development, in its completed form, will consist of 536 dwelling units with ground-floor retail and a four-level underground parking garage for approximately 101 vehicles.

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts of the construction on all road users. Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to a depth of 15 metres from street level. The developer has advised that due to limited availability of space, all construction activities, including delivery and storage of construction materials, cannot be accommodated within the site. Various options were explored by the developer to set up construction staging operations for the development. The applicant has explored staging off the public lane adjacent to the site. However, utilization of the public laneway was not deemed feasible as the turning radius is too narrow to manoeuvre and the pavement width is too narrow to accommodate construction vehicles while maintaining access to the other properties

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that abut the laneway. Therefore, occupation of the road right-of-way on Mercer Street is essential to set up construction staging operations for the development.

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

- Demolition: November 2020 to February 2021
- Excavation and shoring: February 2021 to July 2021;
- Below grade formwork: July 2021 to December 2021;
- Above grade formwork: December 2021 to April 2023;
- Building envelope phase: March 2022 to June 2023; and
- Interior finishes stage: August 2022 to December 2023.

Construction staging areas will be set up within the road right-of-way on the south side of Mercer Street and the north side of the public lane for a period of 18 months.

Existing Conditions:

Mercer Street is characterized by the following conditions:

- It is a one-way westbound local roadway with a pavement width of approximately 7.5 metres.
- The regulatory speed limit is 30 km/h.
- There no TTC service on Mercer Street.
- There are sidewalks located on both sides of the street.
- An existing construction staging area is currently in place on the south side of Mercer Street, immediately east of the subject side. The site at 15-35 Mercer Street has a similar construction staging setup to the one proposed for 99 Blue Jays Way.

The public lane system bounded by Blue Jays Way, Mercer Street, John Street and Wellington Street West, is characterized by the following conditions:

- It is a two-way laneway that is located to the south and east of the subject development.
- The laneway runs east/west from Blue Jays Way abutting 99 Blue Jays Way and 15-35 Mercer Street, at which time it curves and runs north/south intersecting with Mercer Street.
- The laneway has a pavement width of approximately five metres.
- There are no sidewalks located on the laneway.

Proposed Construction Staging Areas:

Construction staging operations on Mercer Street will take place within the existing boulevard allowance and the eastbound curb lane fronting the site. Subject to approval, the south sidewalk on Mercer Street will be closed, between Blue Jays Way and a point 62 metres east. Additionally, a three-metre-wide portion of the eastbound curb lane on Mercer Street will be closed, between Blue Jays Way and a point 62 metres east.

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In addition, a one-metre-wide portion of the westbound curb lane of the laneway between Blue Jays Way and a point 62 metres east, abutting the development, will be closed to accommodate construction activities.

A drawing of the proposed construction staging area is shown in Attachment 1.

Mercer Street

Given the requirements to safely operate the staging area on the south side of Mercer Street and the need to maintain one-way vehicular traffic on Mercer Street, a pedestrian sidewalk is not being maintained on the south side. As a result, pedestrians will be advised of this temporary sidewalk closure by appropriate advanced warning signage that will be installed at the intersections of Blue Jays Way and Mercer Street, and John Street and Mercer Street to clearly inform pedestrians to use the north sidewalk. Furthermore, the proposed staging area will be a continuation of the existing staging area for the development at 15-35 Mercer Street. As a result the two staging areas will encompass almost all of the south side of Mercer Street, between John Street and Blue Jays Way. The only section along the south side of Mercer Street that will not be part of a construction staging area is approximately a 40 metre section just west of John Street (between John Street and the first laneway east of John Street).

In order to ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site, it is proposed that stopping be prohibited at all times on the south side of Mercer Street, between Blue Jays Way and a point 75.5 metres east and on the north side between Blue Jays Way and a point 73.5 metres east.

This staging area will result in the loss of approximately six parking machine spaces on the south side of Mercer Street.

The developer has been advised that they are required to provide compensation for the loss of revenue for the parking machine spaces.

Public Laneway

The public laneway located to the south of Mercer Street is approximately 5 metres wide at its narrowest point. It operates as a two-way roadway that runs east/west from Blue Jays Way easterly adjacent to 99 Blue Jays Way and 15-35 Mercer Street. The laneway then curves to the north, intersecting with Mercer Street.

In order to facilitate the construction along the south side of the proposed development, a one-metre-wide portion of the laneway, along the westbound lane, will be required between Blue Jays Way and a point 62 metres east. This will result in the laneway being reduced, at its narrowest point, to four-metres-wide. Therefore, Transportation Services is recommending that the laneway operation be temporarily converted from two-way to one-way eastbound/northbound.

In order to ensure safety for pedestrians within the subject public lane, temporary structures will be installed within a portion of the laneway. These structures will be installed to maintain vehicle access while providing a covered and protected walkway for pedestrians.

Pedestrian operations on the east side of Blue Jays Way will be maintained in a 2.1 - metre-wide covered and protected walkway within the existing sidewalk.

The proposed construction staging areas will be utilized to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower crane and worker facilities.

Finally, a review of the City's Five-Year Major Capital Works Program indicates that Toronto Water has a new watermain proposed for Mercer Street in the subject area planned for 2022. To avoid any conflicts with the existing (15-35 Mercer Street) and proposed construction staging area, the Infrastructure and Development Services Division has indicated that the proposed timelines would not affect their scheduled work.

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

The Ward Councillor has been advised of the recommendations of this report.

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SIGNATURE

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ATTACHMENTS

Attachment 1: 99 Blue Jays Way - Proposed Construction Staging Area

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