

Construction Staging Area - 2442-2454 Bloor Street West and 1-9 Riverview Gardens (Phase 1 and 2)

Date: November 16, 2020
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 4, Parkdale - High Park

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.

Bloor Riverview Residences Corporation is constructing a 12-storey residential development building at 2442-2454 Bloor Street West and 1-9 Riverview Gardens. The site is located on the northeast corner of Bloor Street West and Riverview Gardens/South Kingsway.

Transportation Services is requesting authorization to close the first laneway north of Bloor Street West, east of Riverview Gardens, between Riverview Gardens and the east limit of the laneway, for a period of 24 months (i.e., January 4, 2021 to December 31, 2022) to accommodate a construction staging area. Closing the subject laneway will not affect adjacent properties as the laneway only services the properties within the subject development.

Pedestrian operations on the north side of Bloor Street West and east side of Riverview Gardens will be maintained in a 2.1-metre-wide covered and protected walkway within the existing sidewalk during Phase 1 (demolition). During Phase 2, excavation and shoring the covered walkways will be removed and pedestrians will be accommodated within the existing sidewalks.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the first laneway north of Bloor Street West, east of Riverview Gardens, between Riverview Gardens and the east limit of the laneway from January 4, 2021 to December 31, 2022.
2. Toronto and East York Community Council rescind the existing maximum one-hour parking regulation in effect from 8:00 a.m. to 6:00 p.m., Monday to Saturday, on the east side of Riverview Gardens, between Bloor Street West and a point 46.5 metres northwest.
3. Toronto and East York Community Council prohibit stopping at all times on the east side of Riverview Gardens, between Bloor Street West and a point 46.5 metres northwest.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. Toronto and East York Community Council direct that Riverview Gardens 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. Bloor Riverview Residences Corporation 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, these fees will be approximately \$237,000.00.

DECISION HISTORY

Local Planning Appeal Tribunal, formerly known as The Ontario Municipal Board, pursuant to its Order issued June 21, 2019 in relation to Board Case No. PL170556, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 2442-2454 Bloor Street West and 1-9 Riverview Gardens.

City Council, at its meeting on June 26, 27, 28 and 29, 2018, adopted, as amended, Item CC43.5 entitled "2442-2454 Bloor Street West and 1-9 Riverview Gardens, Official Plan and Zoning By-law Amendment Applications - Request for Direction".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CC43.8>

COMMENTS

The Development and Timeline

A 12-storey residential building is being constructed by Bloor Riverview Residences Corporation at 2442-2454 Bloor Street West and 1-9 Riverview Gardens. The site is bounded by a public laneway to the north, an existing five-storey commercial building to the east, Bloor Street West to the south and Riverview Gardens to the west. The development, in its completed form, will consist of 186 dwelling units and a four-level underground parking garage for approximately 257 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 13 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 determined that for Phase 1 and Phase 2 of the development, all staging can be contained within the public laneway to the north of the subject property. Since this development is the only property which is accessed from the laneway, closing the laneway to provide the required construction staging area was deemed the best option.

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

- Demolition: January 2021 to September 2021
- Excavation and shoring: September 2021 to December 2022;
- Below grade formwork: January 2023 to January 2024;
- Above grade formwork: February 2024 to September 2025;
- Building envelope phase: September 2025 to March 2026; and
- Interior finishes stage: September 2025 to September 2026.

The construction staging area for Phase 1 and Phase 2 will be set up within the first public laneway north of Bloor Street West, east of Riverview Gardens, for a period of 24 months. Additional requirements for Phase 3 will be discussed in a future report.

Existing Conditions:

Bloor Street West is characterized by the following conditions:

- Is a five lane, east/west major arterial roadway.
- It operates as a two-way traffic on a pavement width of approximately 20 metres.
- The regulatory speed limit is 50 km/h.
- Sidewalks are located on both sides of the street.
- The TTC service on Bloor Street West is provided by subway with bus service operating during the overnight hours.
- The Jane Street subway station is located on the northwest corner of Jane Street and Bloor Street West.

Riverview Gardens is characterized by the following conditions:

- It is a two lane, north/south local roadway.
- It operates as a two-way and is located to the west of the subject development.
- The regulatory speed limit is 30 km/h.
- The TTC does not operate bus on Riverview Gardens.
- Sidewalks are located on both sides of the street.

Parking is currently allowed for a maximum period of one-hour from 8:00 a.m. to 6:00 p.m., Monday to Saturday, on the east side of Riverview Gardens between Bloor Street West and a point 46.5 metres north. However, due to the traffic control signals at the intersection of Bloor Street West and Riverview Gardens/South Kingsway parking is prohibited at all times within 30 metres of the intersection. As a result, there is parking for approximately three vehicles within this area.

Proposed Construction Staging Areas:

Construction staging operations will result in the closure of the public laneway abutting the north property line of the proposed development. A Toronto Parking Authority parking lot is located to the north of the laneway and is accessed from a driveway located on Riverview Gardens. Since the easterly terminus of the laneway does not extend beyond the proposed development, or allow access to any other properties, closing the laneway to accommodate construction staging operations is deemed the best option. Subject to approval, the first public laneway north of Bloor Street West, east of Riverview Gardens will be closed from Riverview Gardens, to the easterly terminus.

In addition, during Phase 1, when the existing buildings are being demolished, a portion of the boulevards on the south side of Bloor Street West and the east side of Riverview Gardens, abutting the site, will be required. Pedestrian operations on the south side of Bloor Street West and on the east side of Riverview Gardens will be maintained in a 2.1-metre-wide covered and protected walkway within the existing sidewalks.

During Phase 2 of the development, excavation and shoring, it is anticipated that the covered walkways will be removed and pedestrian activities on the south side of Bloor Street West and east side Riverview Gardens will continue on the existing sidewalks.

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 east side of Riverview Gardens, between Bloor Street West and a point 46.5 metres northwest.

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

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 there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging area is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Bloor Riverview Residences Corporation 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.

CONTACT

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SIGNATURE

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Construction Staging Area - 2442-2454 Bloor Street West

ATTACHMENTS

1. Drawing No. 421T-0055, dated November 2020

Construction Staging Area - 2442 - 2454 Bloor Street West

