

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

Date: December 14, 2020
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 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 eight-storey high retail podium and an 86-storey high residential tower.

Construction staging operations for the development are currently taking 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 now complete. City Council, at its meeting on October 2, 3 and 4, 2017, authorized the subject construction staging areas from October 9, 2017 to October 31, 2019. An extension of the construction staging areas on Yonge Street and Bloor Street West for an additional ten months from November 1, 2019 to August 31, 2020 was authorized by City Council at its meeting on November 26 and 27, 2019. The developer has requested an additional extension of the duration of the construction staging areas on both Bloor Street West and Yonge Street, as the site has experienced a number of construction delays related to permits and COVID-19.

Transportation Services is recommending an extension of the construction staging areas on Yonge Street and Bloor Street West until December 31, 2021, to facilitate the construction of the eight-storey high podium and lower levels of the tower (Phase 2).

RECOMMENDATIONS

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

1. City Council authorize the continuation of the closure of the west sidewalk and a three-metre-wide portion of the southbound curb lane on Yonge Street, between Bloor Street West and a point 66 metres south, from September 1, 2020 to December 31, 2021.
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 September 1, 2020 to December 31, 2021.
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 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 \$468,000.00.

DECISION HISTORY

City Council, at its meeting on October 2, 3 and 4 2017, adopted tem 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 31, 2019.

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

City Council, at its meeting on November 26 and 27, 2019, adopted Item TE 10.27, entitled "Construction Staging Area Time Extension Phase 2 - Yonge Street and Bloor Street West -1 Bloor Street West" to extend 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, until August 31, 2020.

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

COMMENTS

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.

Based on the information provided by the developer at the time of this report, construction of the below-grade activities has been completed. Phase 2 of construction will include a multi-storey podium and lower levels of the tower. The construction staging area for Phase 3, the remaining levels of the 86 storey tower, will be included in a future report.

The developer has requested an extension of the duration of the construction staging areas on both Bloor Street West and Yonge Street, as the site has experienced a number of construction delays related to permits and COVID-19.

Although a previous report authorized the construction staging areas until August 31, 2020, the developer required an additional or larger construction staging area, in order to accommodate the delivery of concrete to the site. An additional construction staging area was proposed on Balumto Street to supply concrete to the site. However, this location was of concern with some of the area properties, resulting in numerous meetings with stakeholders. Until a final determination had been made on the concrete construction staging area, it was not appropriate to report on the extension of the existing staging areas, as some of the options reviewed did take Yonge Street and Bloor Street West into consideration. Since the location on Balmuto Street has recently been approved, Transportation Services was now able to request the extension of the existing construction staging areas on Yonge Street and Bloor Street West. As a result, there has been a lapse of time between the expiration of the previous approval and the current report.

Construction Staging Areas

Construction staging operations for the development will continue to 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, will continue to be 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 West 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 abutting the site. The sidewalk and a portion of the curb lane on the south side of Bloor Street West, between Yonge Street and a point 49 metres west, are 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 vehicle and bicycle lanes will be maintained for both directions on Bloor Street West.

Overall, the existing construction staging areas are operating acceptably, and Transportations Services does not recommend any modifications to the area for the duration of the extension.

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 year 2022, a cycling infrastructure installation project is planned on Yonge Street, between Bloor Street to 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.

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

CONTACT

Craig Cripps, Manager, Construction Coordination and Traffic Mitigation, Transportation Services, (416) 397-5020, Craig.Cripps@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Construction Staging Area - 1 Bloor Street West

