

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

Date: April 1, 2022
To: Toronto and East York Community Council
From: 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 from City Council to make a final decision.

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. A three-metre-wide portion of the eastbound curb lane on Mercer Street, between Blue Jays Way and a point 62 metres east, and a one-metre-wide portion of the westbound curb lane on the first lane south of Mercer Street, are currently closed to accommodate construction staging operations for the development.

Toronto and East York Community Council, at its meeting on December 2, 2020, approved the subject construction staging areas on Mercer Street and on the first lane south of Mercer Street from December 3, 2020 to May 31, 2022. At the time that the initial report was prepared, a permit period of only 18 months was supported by Transportation Services due to planned Capital Work by Toronto Water. The developer is requesting an extension of the duration of the construction staging area as construction is ongoing, and the Capital Work is not scheduled to commence until June 2023.

Transportation Services is requesting authorization to extend the duration of the construction staging areas on Mercer Street and on the first lane south of Mercer Street for an additional 12 months, from June 1, 2022 to May 31, 2023, to allow for the construction of the development to be completed.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

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1. Toronto and East York Community Council authorize the continuation of 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 June 1, 2022 to May 31, 2023.
2. Toronto and East York Community Council authorize the continuation of 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 June 1, 2022 to May 31, 2023.
3. Toronto and East York Community Council continue to 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 direct the applicant to pressure wash (or sweep during winter weather conditions) the construction site and adjacent sidewalks and roadways daily, 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 continue ensuring 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 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.
7. 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.
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 continue providing 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 continue installing 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 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.

12. 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.

13. 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 completed.

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 closures on Mercer Street and the public laneway south of Mercer Street, these fees will be approximately \$342,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on December 2, 2020, adopted Item TE21.39, entitled "Construction Staging Area - 99 Blue Jays Way (Mercer Street)" and in so doing, authorized the closure of a three-metre-wide portion of the eastbound curb lane on Mercer Street, between Blue Jays Way and a point 62 metres east, and a one-metre-wide portion of the westbound curb lane on the first lane south of Mercer Street, until May 31, 2022.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.39>

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>

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>

COMMENTS

Status of the Development

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.

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

- Above grade formwork: Ongoing to May 2023;
- Building envelope: Ongoing to February 2023; and
- Interior finishes: May 2022 to November 2023.

At the time that the initial report was prepared, a permit period of only 18 months (until May 31, 2022) was supported by Transportation Services due to planned Capital Work by Toronto Water. Construction is ongoing and the developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. The developer is requesting an extension of the duration of the construction staging area from June 1, 2022 to May 31, 2023. Capital Work is not scheduled to commence until June 2023.

Construction Staging Areas

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. Pedestrians are advised of the temporary sidewalk closure and to use the north sidewalk, by appropriate advanced warning signage that are installed at the intersections of Blue Jays Way and Mercer Street, and John Street and Mercer Street. There is an existing staging area on Mercer Street for the development located just east of the site at 15-35 Mercer Street. The two staging areas encompass almost all of the south side of Mercer Street, between John Street and Blue Jays Way.

In order to ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site, stopping is 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.

Public Laneway

In order to facilitate the construction along the south side of the proposed development, a one-metre-wide portion of the laneway south of Mercer Street was closed, along the westbound lane, between Blue Jays Way and a point 62 metres east. The laneway operation was temporarily converted from two-way to one-way eastbound/northbound.

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

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

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

A review of the City's Five-Year Major Capital Works Program indicates that Toronto Water work is planned on Mercer Street, and that all staging must be removed by June 1, 2023.

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

CONTACT

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SIGNATURE

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Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 99 Blue Jays Way (Mercer Street)

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