

## **Construction Staging Area Time Extension – 2442-2454 Bloor Street West and 1-9 Riverview Gardens (Phase 3)**

**Date:** September 29, 2023  
**To:** Toronto and East York Community Council  
**From:** Director, Traffic Management, Transportation Services  
**Wards:** Ward 4, Parkdale-High Park

### **SUMMARY**

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As the Toronto Transit Commission (TTC) operates a transit service on Bloor Street West, City Council approval of this report is required.

Bloor Riverview Residences Corp is constructing a 12-storey residential condominium building at 2442-2454 Bloor Street West and 1-9 Riverview Gardens. The site is located on the north-east corner of Bloor Street West at Riverview Gardens.

At its meeting on December 2, 2020, Toronto and East York Community Council approved the construction staging areas at 2442-2454 Bloor Street West and 1-9 Riverview Gardens (Phase 1 and 2), from January 4, 2021 to December 31, 2022. The first laneway north of Bloor Street West, east of Riverview Gardens, between Riverview Gardens and the east limit of the laneway was closed to accommodate a construction staging area. Pedestrian operations on the north side of Bloor Street West and east side of Riverview Gardens were 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 was removed and pedestrians were accommodated, within the existing sidewalks.

The developer is now ready to proceed with Phase 3 of the project and will require a larger space to proceed with the construction. Consequently, the recently installed westbound curb side bike lane on Bloor Street West will need to be closed to provide the additional space needed to accommodate the construction staging area.

Transportation Services is requesting approval to close the north sidewalk, and the westbound curb side bike lane on Bloor Street West for a period of 34 months, from

November 30, 2023 to September 30, 2026 to facilitate construction staging operations. Pedestrian movements on the north side of Bloor Street West, abutting the site, will be maintained in a 1.9 metre-wide covered and protected walkway. The westbound bike lane will be closed and advance signage will be posted informing approaching cyclists the bike lane ends and shared lane pavement markings will be installed advising cyclists and motorists to merge in to a single traffic lane in the vicinity of the work zone.

Additionally, approval is being requested to close portion of the east sidewalk on Riverview Gardens for a period of 34 months, from November 30, 2023 to September 30, 2026 to facilitate construction staging operations. Pedestrian movements on the east side of Riverview Gardens, abutting the site, will be maintained in a 1.8 metre-wide covered and protected walkway.

Transportation Services is also requesting authorization to continue 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, for a period of 34 months, from November 30, 2023 to September 30, 2026 to allow for the construction of the development to be completed.

## **RECOMMENDATIONS**

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

1. City Council continue to 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 November 30, 2023 to September 30, 2026.
2. City Council authorize the closure of the north sidewalk, and the westbound bike lane on Bloor Street West, between Riverview Gardens and a point 92 metres east and provision of a temporary 1.9 metre wide pedestrian walkway within the closed portion of the sidewalk and the westbound curb side bike lane, from November 30, 2023 to September 30, 2026.
3. City Council authorize the closure of the east sidewalk on Riverview Gardens, between Bloor Street West and a point 48 metres north and provision of a temporary 1.8 metre wide pedestrian walkway within the closed portion of the sidewalk, from November 30, 2023 to September 30, 2026..
4. City Council prohibit stopping at all times on the north side of Bloor Street West between Riverview Gardens and a point 92 metres east.
5. City Council continue to prohibit stopping at all times on the east side of Riverview Garden, between Bloor Street West and a point 46.5 metres northwest.

6. City Council continue to 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.
7. City Council continue to direct the applicant to sweep the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
8. City Council continue to direct the applicant to construct and maintain a fully covered, protected and unobstructed walkway for all pedestrians, including for those with mobility devices, for the entire duration of the construction staging area permit to the satisfaction of the City engineer and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act (AODA).
9. City Council continue to direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
10. City Council continue to 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.
11. City Council continue to direct the applicant to install appropriate signage and request the applicant to install converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
12. City Council continue to direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone 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.
13. City Council continue to direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone 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.
14. City Council continue to direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
15. City Council continue to 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.
16. City Council continue to 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.

17. City Council direct the applicant, in consultation with Transportation Services, to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.

18. City Council direct that Bloor Street West and Riverview Gardens be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. The Bloor Riverview Residences Corp 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 Bloor Street West and Riverview Gardens these fees will be approximately \$1,250,000.

## **DECISION HISTORY**

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Toronto and East York Community Council, at its meeting on December 2, 2020, adopted Item - 2020.TE21.38 entitled "Construction Staging Area - 2442-2454 Bloor Street West and 1-9 Riverview Gardens (Phase 1 and 2)"  
<https://secure.toronto.ca/council/agenda-item.do?item=2020.TE21.38>

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.  
<https://www.omb.gov.on.ca/e-decisions/pl170556-Jun-21-2019.pdf>

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

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### Status of the Development

A 12-storey residential condominium building is being constructed by Bloor Riverview Residences Corp at 2442-2454 Bloor Street West and 1-9 Riverview Gardens. The site is bounded by a public laneway to the north, commercial building to the east, Bloor Street West to the south, and a Riverview Gardens to the west. The development in its completed form will consist of 186 residential dwelling units and four-levels of underground parking. All permanent access will be from Riverview Gardens and Bloor Street West.

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.

Various options were explored by the developer to set up construction staging operations for the development within the development site. 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 and has requested to extend the south side of the construction staging area. The developer is requesting closure of the recently installed westbound bike lane on Bloor Street West, and continued occupancy of the construction staging area until September 30, 2026 in order to proceed with the construction.

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

- Demolition: Complete
- Excavation and shoring: from Q4 2022 to Q3 2023 ;
- Below grade formwork: from Q3 2023 to Q2 2024;
- Above grade formwork: from Q2 2024 to Q4 2025;
- Building envelope phase: from September Q3 2025 to Q1 2026; and
- Interior finishes stage: from Q4 2025 to Q3 2026.

### Construction Staging Area

#### Bloor Street West

In order to proceed with Phase 3 of the project the developer has requested to expand the southern limits of the site in order to safely accommodate construction operations, as well as the safety of pedestrian, cyclists, and motorists in the vicinity of the construction staging area. At the time of writing this report, the City of Toronto, is currently installing cycling infrastructure improvements on Bloor Street West that include

new curb side bike lanes on the north and south side of the road, and reduction of the travel lanes from two travel lanes in each direction to one lane in each direction.

Subject to approval, the north sidewalk and the westbound bike lane on Bloor Street West, between Riverview Gardens and a point 92 metres east will be closed to accommodate construction staging operations for the development. Pedestrian movements on the north side of Bloor Street West, abutting the site, will be maintained in a 1.9 metre-wide covered and protected walkway within the closed portion of the newly installed westbound bike lane. Signage will be posted informing approaching cyclists the bike lane ends in advance of the construction staging area and shared lane pavement markings will be installed advising cyclists and motorists to merge in to a single traffic lane in the vicinity of the work zone. Two-way traffic, will be maintained. To enhance traffic flow around the construction staging area, stopping is prohibited at all times on the north side of Bloor Street West, between Riverview Gardens and a point 92 metres east.

### **Riverview Gardens**

Pedestrian movements on the east sidewalk on Riverview Gardens will be accommodated in a 1.8 metre wide covered walkway within the existing sidewalk. To enhance traffic flow around the construction staging area, stopping will continue to be prohibited at all times on the east side of Riverview Gardens, between Bloor Street West and a point 46.5 metres northwest.

### **Public Laneway**

The first public laneway north of Bloor Street West, east of Riverview Gardens will continue to be closed from Riverview Gardens, to the easterly terminus to accommodate construction staging operations.

The proposed time extension, and larger foot print for the subject construction staging area is shown in Attachment 1.

A review of the City's Five-Year Major Capital Works Program indicates that Toronto Water has sewer rehabilitation work planned on Bloor Street West from 2024 to 2025. Enbridge Distribution Inc plans gasmain extension work in 2023. TTC plans bus pad work to take place between 2023 and 2024, and station work planned from 2026 to 2029. Zayo Canada Inc plans work related to installing structures from 2022 to 2024. City Planning has civil improvements works in 2023. Rogers has cable pulling works scheduled in 2023. Beanfield Metroconnect Inc. plans to install structures from 2023 to 2024. Lastly, Transportation Services plans local road resurfacing, and geometric safety improvements from 2024 to 2026. The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the planned activities, and failure to do so may result in the developer being responsible to cover any cost penalties incurred by the City as a result. The applicant shall cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure within the vicinity of the construction staging area at no cost to the City.

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

## **CONTACT**

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Transportation Services, (416) 395-7468, [Stuart.McGhie@toronto.ca](mailto:Stuart.McGhie@toronto.ca).

## **SIGNATURE**

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

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 2442-2454 Bloor Street West and  
1-9 Riverview Gardens

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