

Construction Staging Area – 990 Bloor Street West

Date: December 18, 2024
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 9, Davenport

SUMMARY

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

GCL Builds is constructing a 11-storey mixed-use building at 990 Bloor Street West. The site is located at the north-west corner of Bloor Street West and Dovercourt Road.

Transportation Services is requesting authorization for the full closure of the public laneway, between Dovercourt Road and a point 36 metres west for a period of 18 months, from January 31, 2025 to July 31, 2026 to facilitate construction staging operations at 990 Bloor Street West.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize a full closure of the public laneway located north from Bloor Street West west from Dovercourt Road, between Dovercourt Road and a point 36 metres west, for a period of 18 months, from January 31, 2025 to July 31, 2026 inclusive.
2. Toronto and East York Community Council 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.
3. Toronto and East York Community Council 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).

4. Toronto and East York Community Council 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.
5. 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.
6. Toronto and East York Community Council direct the applicant to install appropriate signage and request the applicant to maintain all sightlines to ensure that pedestrians, cyclists and motorists safety is considered at all times.
7. Toronto and East York Community Council 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.
8. 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 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.
9. 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.
10. 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.
11. 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.
12. Toronto and East York Community Council direct the applicant to 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, and at no cost to the City to remove any staging to accommodate the necessary municipal infrastructure work.

13. Toronto and East York Community Council direct that public laneway located north from Bloor Street West west from Dovercourt Road, between Dovercourt Road and a point 36 metres west 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. The GCL Builds 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, Dovercourt Road, and the public laneway these fees will be approximately \$200,000.00.

DECISION HISTORY

Ontario Land Tribunal, at its meeting on June 16, 2022 held a proceeding regarding Case Number OLT-22-003343 subject "application to amend Zoning By-law – Refusal or neglect of City of Toronto to make a decision" for the lands municipally know as 980-990 Bloor Street West and 756 Dovercourt Road.

COMMENTS

The Development and Timeline

GCL Builds is constructing a 11-storey mixed-use building at 990 Bloor Street West consisting of 96 units with retail use on the ground floor, and two-level underground parking at 990 Bloor Street West. The site is bounded by a public laneway to the north, Dovercourt Road to the east, Bloor Street West to the south, and a commercial building to the west.

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

- Demolition: from November 2023 to February 2024;
- Excavation and shoring: from February 2024 to May 2024;
- Below grade formwork: from May 2024 to 09 2024;
- Above grade formwork: from September 2024 to February 2025;
- Building envelope phase: from November 2024 to April 2025; and
- Interior finishes stage: from April 2025 to July 2026.

Existing Conditions

The public laneway north from Bloor Street West west from Dovercourt Road is characterized by the following conditions:

- It operates one-way traffic on a pavement width of approximately 3.5 metres
- It is a designated speed control zone with speed bumps installed and speed limit of 15 km/h
- Parking is prohibited at all times in the laneway

Proposed Construction Staging Area

Based on the information provided by the developer, the site will be excavated from lot line to lot line on the north and east side of the property. 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. Therefore, occupation of the public laneway to the north is essential for the construction project to be completed.

Subject to approval, the public laneway between Dovercourt Road and a point 36 metres will be closed to accommodate a construction staging area.

A 1.8 metre wide covered and protected walkway will be established on the north sidewalk on Bloor Street West and the west sidewalk on Dovercourt Road. There are no changes to the existing lane configurations, nor any impact to traffic operations at the intersection of Bloor Street West and Dovercourt Road. TTC service will not be affected.

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

A review of the City's Five-Year Major Capital Works Program on Bloor Street West indicates planned work in the vicinity of the construction staging area. A review indicates civil, electrical, and structural works planned in 2025. Coordination with the developer and respective projects are ongoing.

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 990 Bloor Street West

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