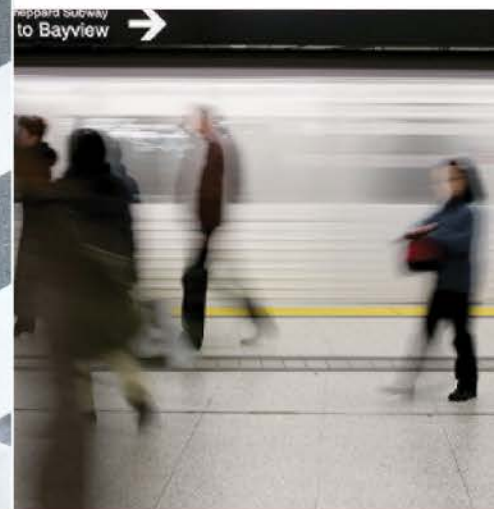




BA Group



350 Bloor Street East: Preliminary Transportation Management During Construction

PREPARED FOR:
March 19, 2024
Working Group Meeting

Agenda Overview

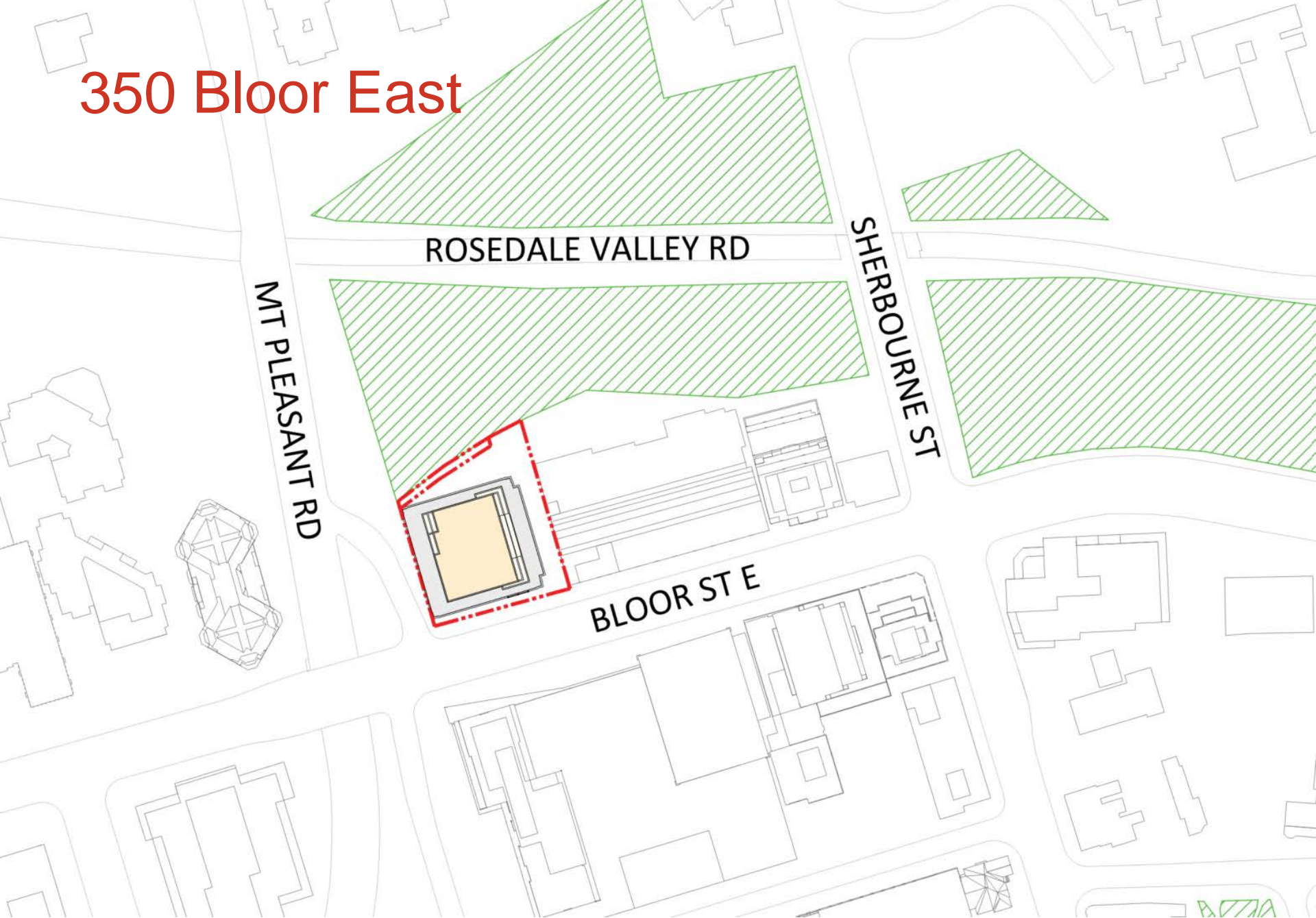
1. Existing Context
2. Planning for Construction
3. Review of Feedback Received from BENA
4. Next Steps



BA Group

1 – EXISTING CONTEXT

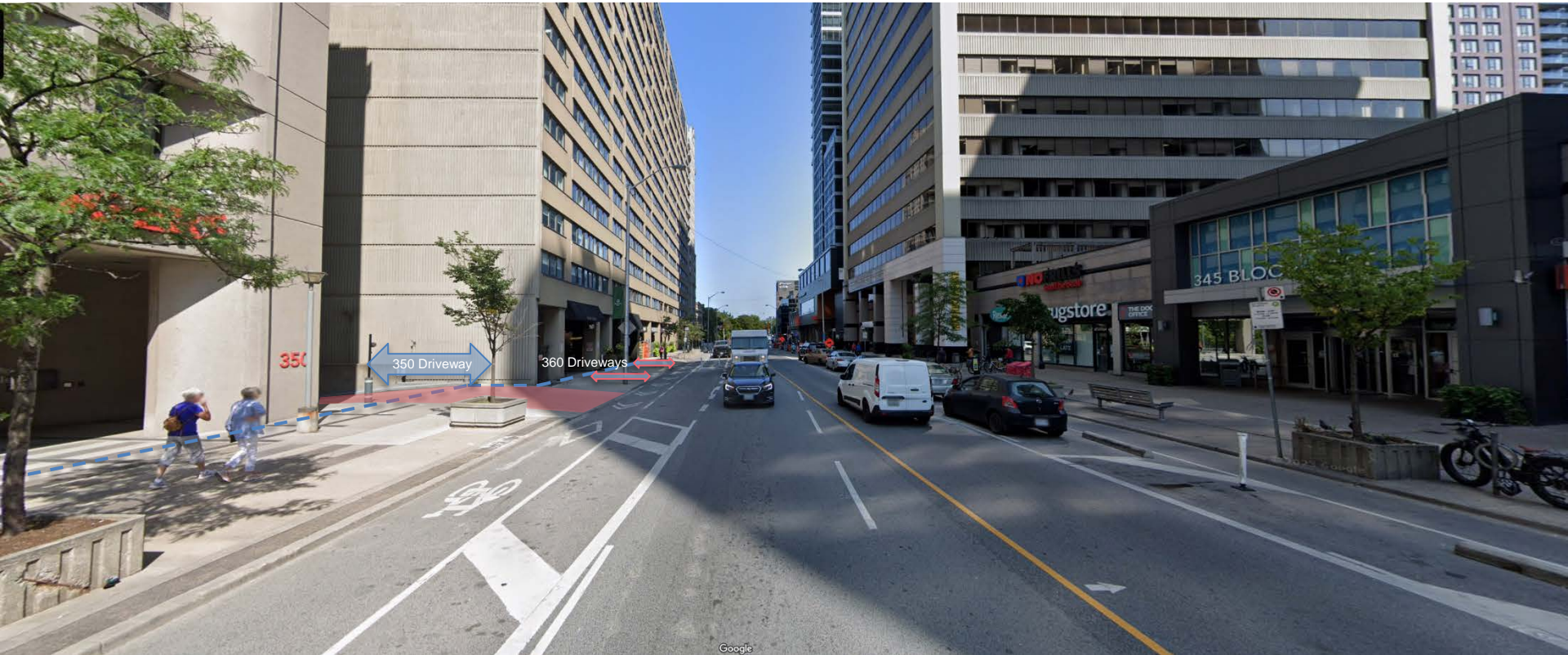
350 Bloor East



Bloor Street East & The Site



Bloor Street East & The Site



Looking East from in front of 350 Bloor Street East



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2 - PLANNING FOR CONSTRUCTION

What is a Construction Management Plan?

Construction Management Plan

- Construction Management Plan is a report prepared prior to construction in coordination with the Contractor, providing details regarding:
 - Construction activity sequence and schedule;
 - Construction vehicle routes, access, and material lay-down needs;
 - Construction staff parking strategy;
 - Traffic Operations, safety, and street maintenance;
 - Neighbourhood communications strategy

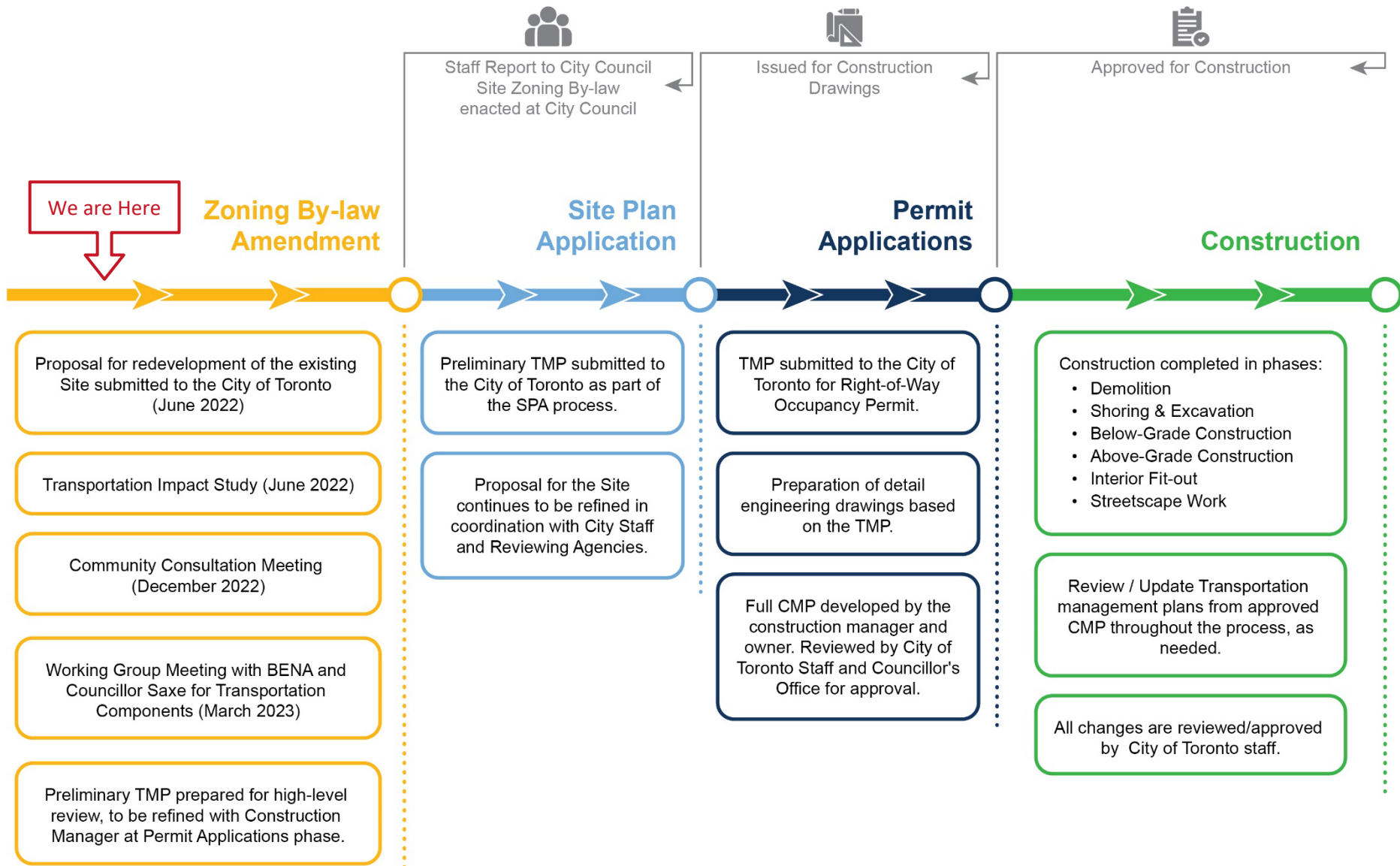
Transportation Management Plan

- The CMP is submitted to the City of Toronto and reviewed by City Staff in the “Right-of-Way Management” Department.

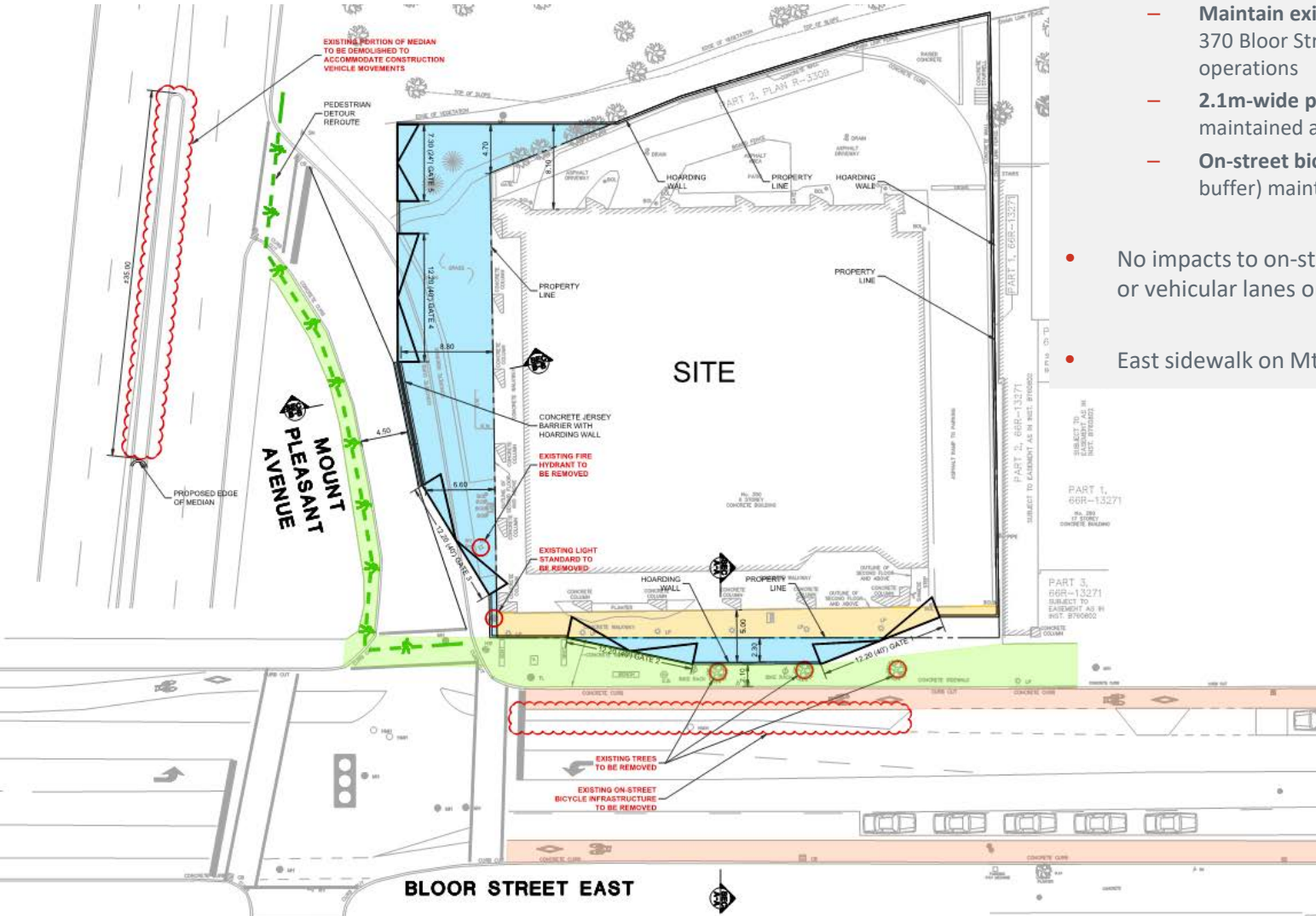
Transportation Management Plan

- The Traffic Management Plan illustrates the proposed vehicular, pedestrian, and cyclist facilities for each major phase of construction.
- A preliminary Traffic Management Plan may be prepared at the Site Plan phase of the development process.
 - Reviewed by City Staff as part of the SPA process

Construction Management Milestones

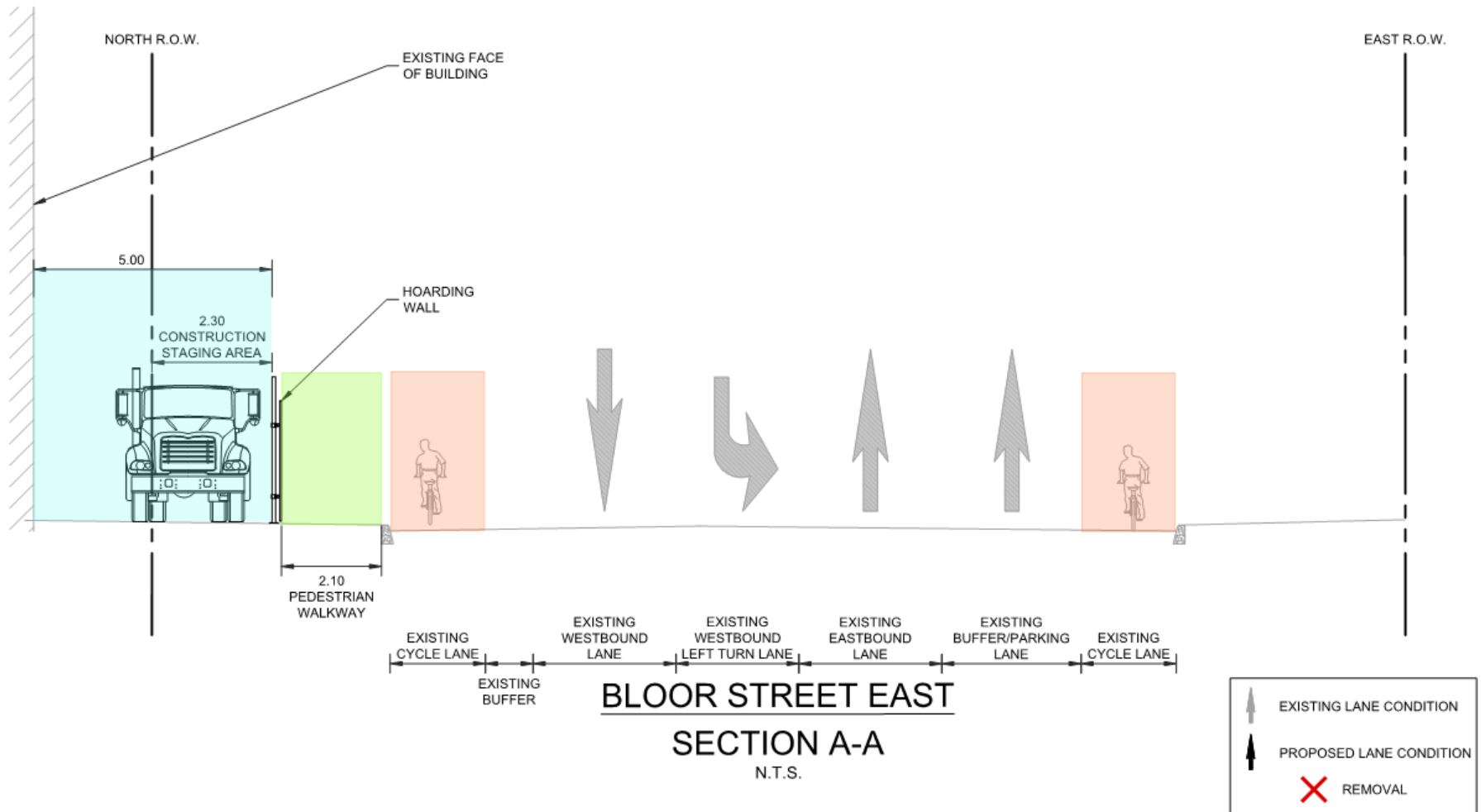


Preliminary TMP Demolition Phase

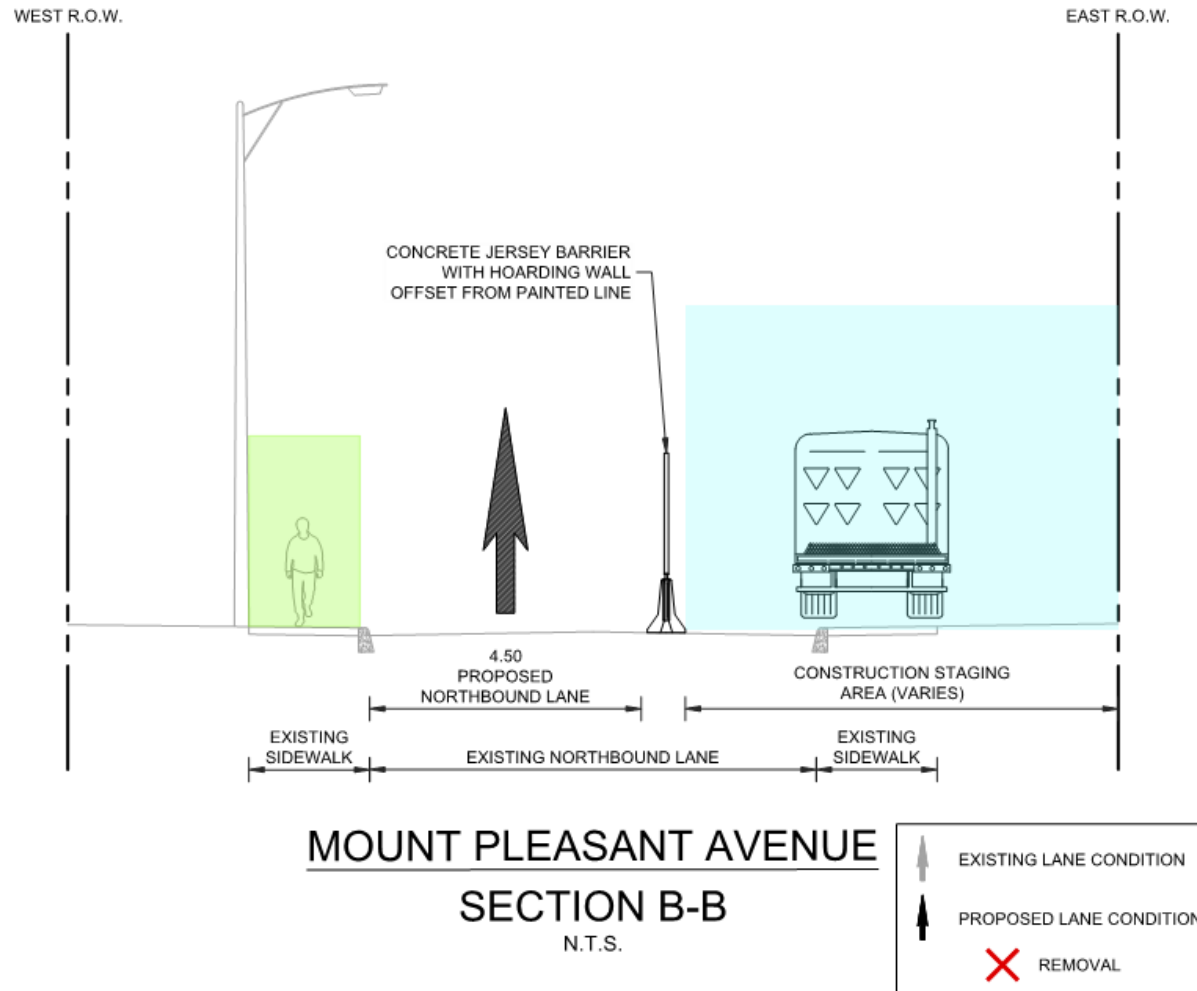


- Preliminary Traffic Management Plan (TMP) for **Demolition Phase**
- Priority for the TMP is to:
 - **Maintain existing driveways** at 360 and 370 Bloor Street with no impact to operations
 - **2.1m-wide pedestrian pathway** maintained along Site frontage
 - **On-street bicycle lane** (1.5m-wide + 0.3m buffer) maintained along Site frontage
- No impacts to on-street parking, bicycle lanes, or vehicular lanes on Bloor Street East
- East sidewalk on Mt. Pleasant ramp closed

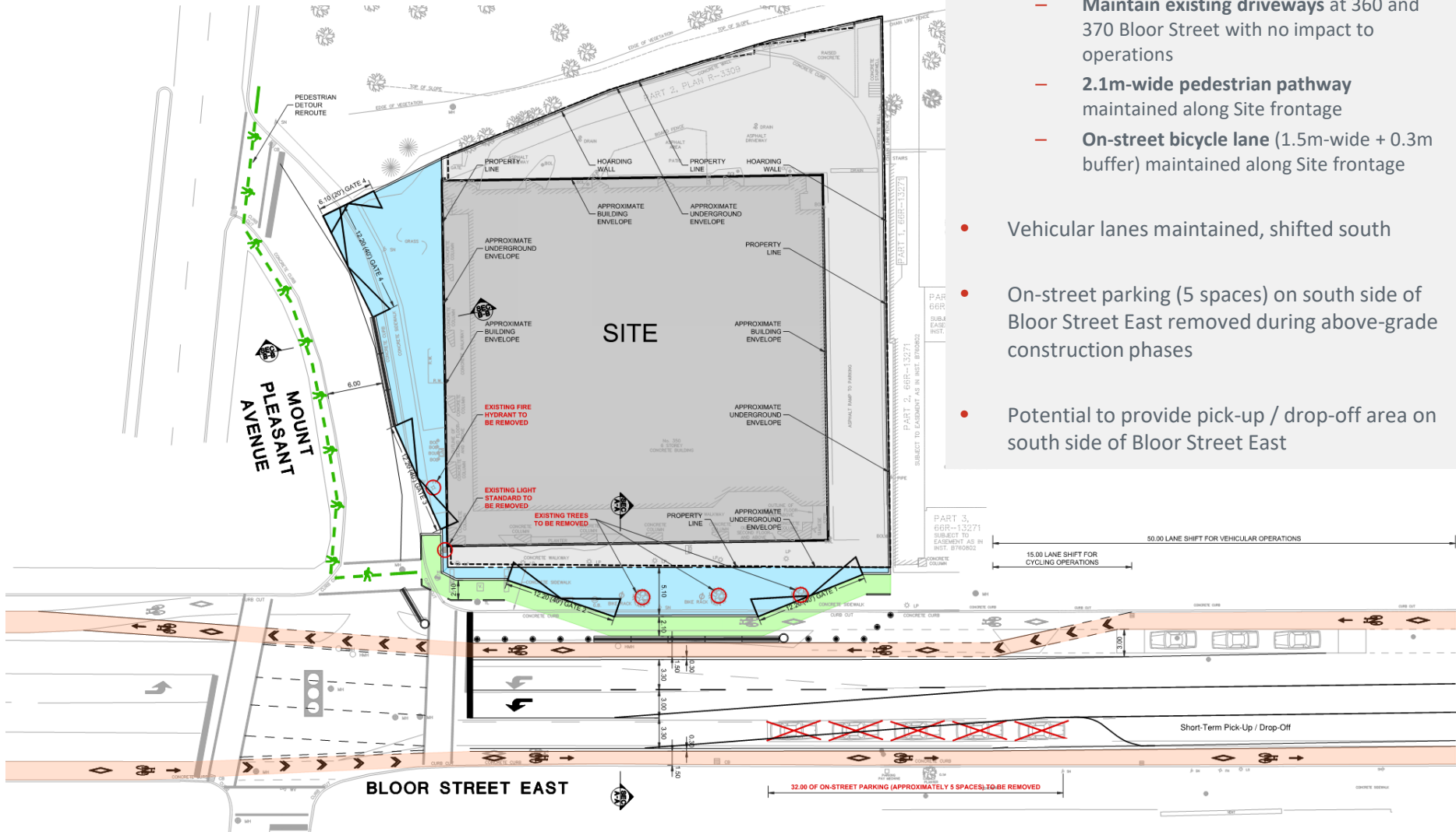
Preliminary TMP Demolition Phase



Preliminary TMP Demolition Phase



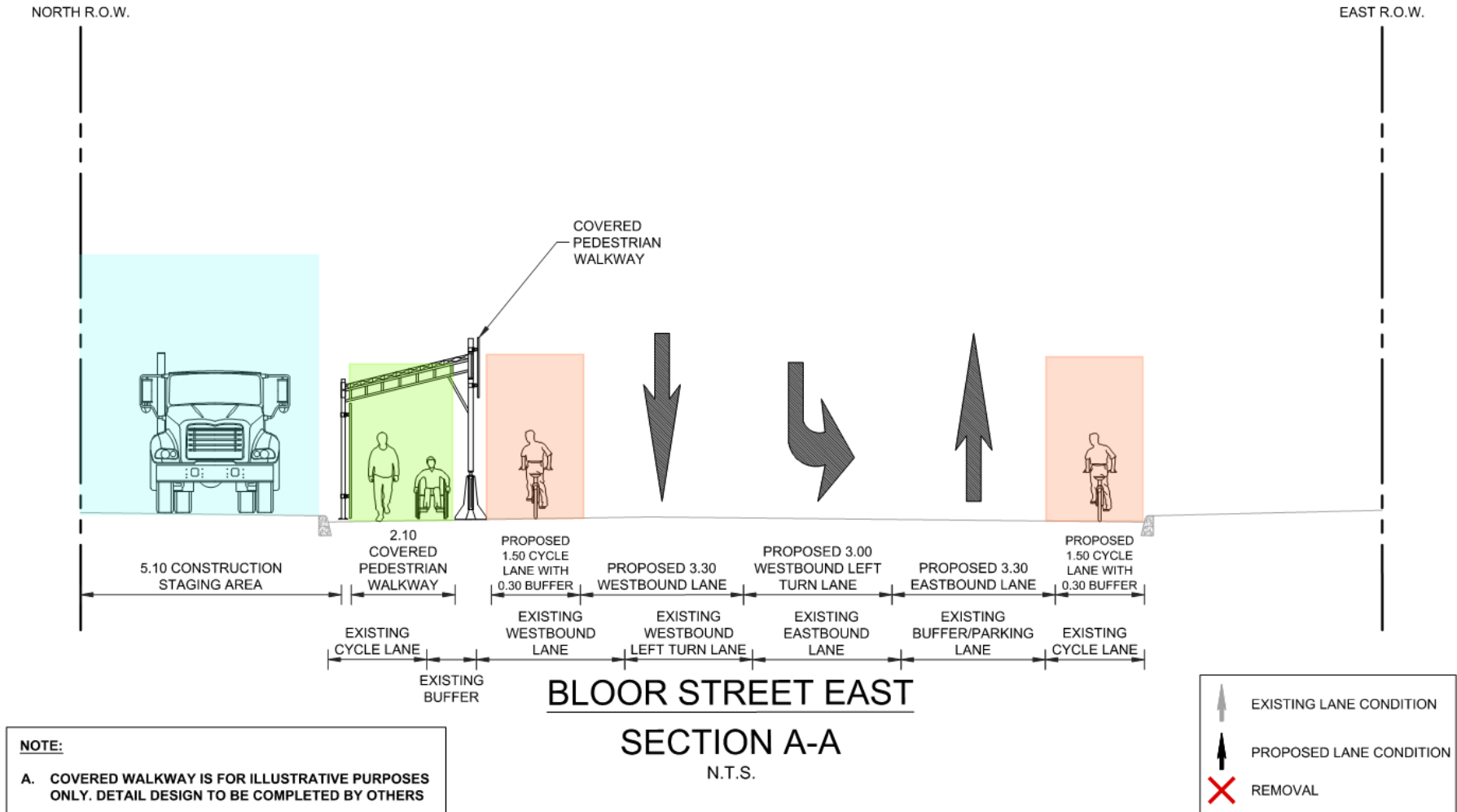
Preliminary TMP Above-Grade Phases



- Preliminary Traffic Management Plan (TMP) for **Above-Grade Phase**
- Priority for the TMP is to:
 - **Maintain existing driveways** at 360 and 370 Bloor Street with no impact to operations
 - **2.1m-wide pedestrian pathway** maintained along Site frontage
 - **On-street bicycle lane** (1.5m-wide + 0.3m buffer) maintained along Site frontage
- Vehicular lanes maintained, shifted south
- On-street parking (5 spaces) on south side of Bloor Street East removed during above-grade construction phases
- Potential to provide pick-up / drop-off area on south side of Bloor Street East

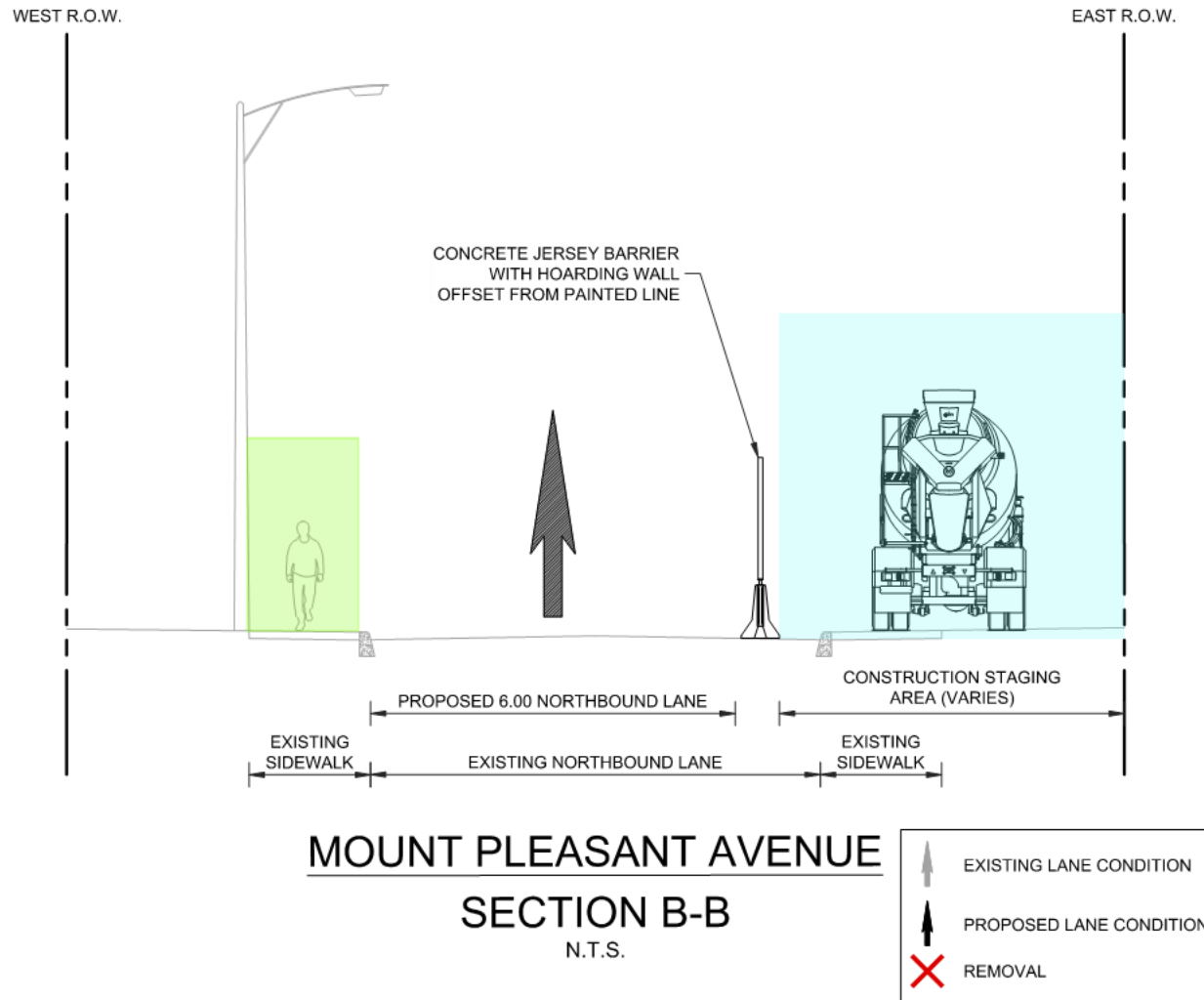
Preliminary TMP

Above-Grade Phases



Preliminary TMP

Above-Grade Phases





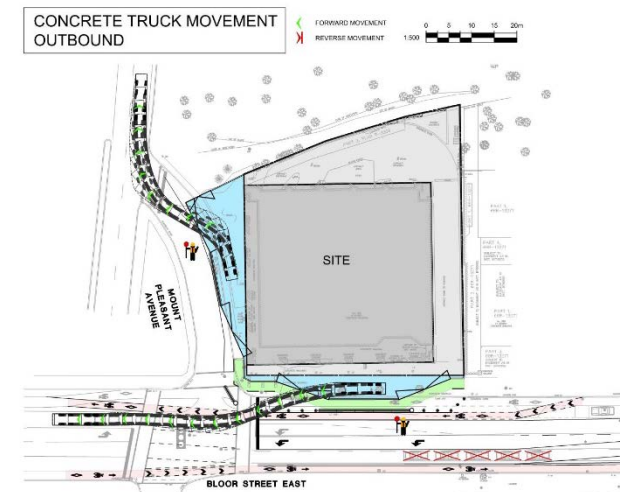
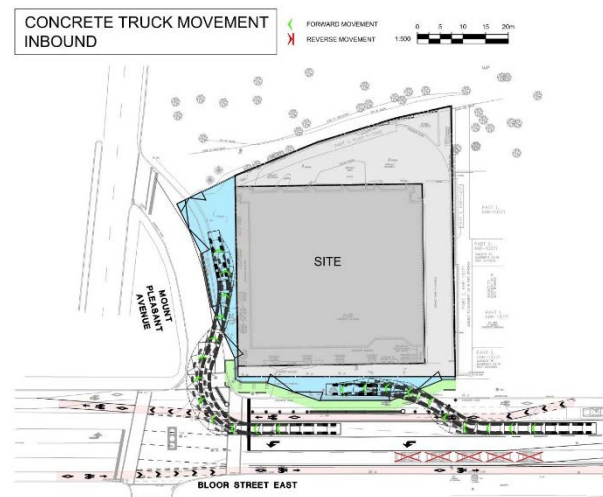
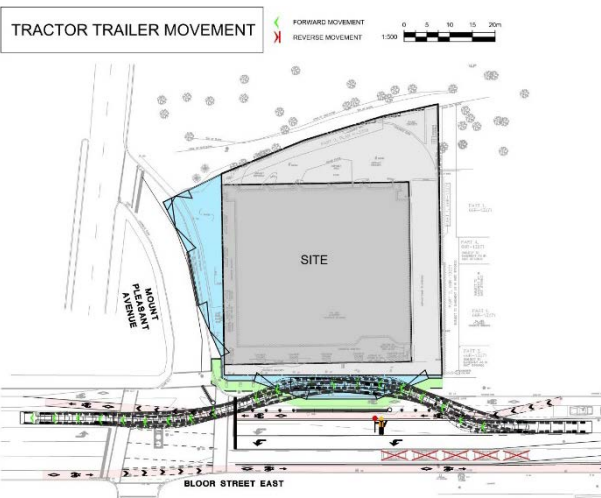
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3 - REVIEW OF FEEDBACK RECEIVED

Review of Feedback Received

Q: “Where will construction vehicles back up? Where will they park when waiting to enter the site?”

A: The Construction Manager will be responsible for scheduling deliveries to ensure that trucks are not waiting on Bloor Street East. The gates for the site access have been located so that trucks will enter and exit the site in a forward motion, without needing to reverse on to Bloor Street East.



Review of Feedback Received

Q: “Where will workers for the site’s construction park their personal vehicles?”

A: As illustrated below, there are several publicly accessible parking facilities within a 5-minute walk to the Site. The Construction Manager will direct crews to make use of available area parking for their personal vehicles.



Review of Feedback Received

Q: “How often will the crane be used? Will Bloor Street East be closed to operate the crane?”

A: Details regarding the crane swing and whether there will be impacts to pedestrians, cyclists, or drivers on Bloor Street East will be reviewed in detail as part of the Construction Management Plan. The CMP will be reviewed and approved by City of Toronto Staff and Councillor Saxe’s office prior to construction.

Q: “Will the pay and display parking in front of 360 Bloor Street East be impacted by construction? 360 Bloor does not have a loading dock and rely on that space for moving and delivery.”

A: As illustrated in the current preliminary Transportation Management Plan for the site, the pay and display parking on the north side of Bloor Street East is not impacted by the proposed temporary changes to the on-street bicycle lane. The on-street parking spaces will continue to operate as they do today.

Q: “How will construction affect access and deliveries to nearby businesses such as No Frills and the mall?”

A: As illustrated in the current preliminary Transportation Management Plan for the site, the on-street parking on the south side of Bloor Street East (i.e., in front of 345 Bloor Street East) will need to be temporarily removed to maintain the existing vehicular lanes. As part of the development of the CMP for the site, alternatives for short-term parking activities will be reviewed with the impacted businesses. This may include a dedicated pick-up / drop-off area to accommodate front-door activities (e.g., TTC Wheel-Trans).



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4 - NEXT STEPS

Next Steps

- **Zoning By-law Amendment Application** (resubmission) comments received from City of Toronto staff
- Application to be reviewed at **Toronto & East York Community Council** and **Toronto City Council** in April 2024
- **Site Plan Application** process to be continued following TEYCC & Council approval
- **Construction Management Plan** (CMP) to be prepared during and following the Site Plan Approval phase
- **Transportation Management Plan** (TMP) detailed in CMP for each phase of construction
- The CMP will include a detailed **Neighbourhood Communications Plan**
 - Quarterly newsletter with project and construction updates
 - Dedicated Phone number and email address for inquiries
 - Additional measures to be reviewed in development of CMP
 - **Review and Approval by City of Toronto staff and Councillor's office**

Thank you!