



STAFF REPORT ACTION REQUIRED

Closure for Construction - Front Street West

Date:	May 20, 2008
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina, Ward 20
Reference Number:	Ts08091te.top.doc

SUMMARY

Buttcon Limited is building a 13-storey hotel at 560 Front Street West. Transportation Services is requesting authority to close the north sidewalk and the westbound curb lane and temporarily amend parking regulations on Front Street West and on a section of Niagara Street for 20 months to enable construction of this project.

This report also recommends rescinding/adjusting several parking regulations on this section of Front Street West that should have been changed at the time parking machines were installed.

RECOMMENDATIONS

Transportation Services recommends that City Council approve the following actions:

- (1) Close the curb lane and sidewalk on the north side Front Street West between a point 83.2 metres west of Portland Street and a point 30.5 metres further west thereof, from May 2008 to December 2009.
- (2) Rescind the "No Parking Anytime" regulation on the north side of Front Street East, from Bathurst Street to Angus Place.
- (3) Rescind the "No Parking, 4:00 p.m. to 6:00 p.m., except Saturday, Sunday and public holidays" regulation on the north side of Front Street West, from Spadina Avenue to Angus Place.
- (4) Adjust the regulation authorizing the operation of parking machines, on the north side of Front Street West, between a point 69 metres east of Bathurst Street and

- Portland Street, from 8:00 a.m. to 4:00 p.m. and 6:00 p.m. to 9:00 a.m., Monday to Friday; 8:00 a.m. to 9:00 p.m., Saturday; and 1:00 p.m. to 9:00 p.m., Sunday at a rate of \$2.00 for one hour with a maximum of 3 hours, to indicate:
- a. from Portland Street to a point 83.2 metres west thereof; and
 - b. from a point 113.7 metres west of Portland Street to a point 69 metres east of Bathurst Street.
- (5) Prohibit parking, from 4:00 p.m. to 6:00 p.m., except Saturday, Sunday and public holidays, on the north side of Front Street East:
- a. from Spadina Avenue to a point 83.2 metres west of Portland Street; and
 - b. from a point 113.7 metres west of Portland Street to a point 69 metres east of Bathurst Street.
- (6) Prohibit stopping at all times on the north side of Front Street West, between a point 83.2 metres west of Portland Street and a point 30.5 metres further west thereof, from May 2008 to December 2009.
- (7) Prohibit parking at all times on the north side of Front Street East, from a point 69 metres east of Bathurst Street to Bathurst Street.
- (8) Prohibit standing from 7:00 a.m. to 7:00 p.m., Monday to Friday on the south side of Niagara Street, from a point 102.0 metres east of Bathurst Street to a point 16 metres further east.
- (9) Require the applicant to pay to the Toronto Parking Authority a fee to cover lost parking revenues resulting from the curb lane closure for the duration of this project.
- (10) Return Front Street West to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Buttcon Limited will bear the costs.

ISSUE BACKGROUND

Transportation Services has received an application from Buttcon Limited for westbound curb lane and sidewalk closures on the north side of Front Street West, between a point 83.2 metres west of Portland Street and a point 30.5 metres further west. This area is required for use as a staging area to construct this development. Truck access from Niagara Street is also required during excavation of the site.

Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. This closure will be in effect for 20 months and needs City Council's approval.

COMMENTS

Front Street West operates two-way with two lanes of traffic in each direction on a road width of 13.4 metres. Although no TTC service operates on this section of Front Street West, the road is a major arterial and thus the temporary closure requires City Council approval. If the construction staging area is approved, Front Street West will operate with two lanes eastbound and one lane westbound, from a point 83.2 metres west of Portland Street to a point 30.5 metres further west. Minor delays may be experienced by westbound traffic at peak times of day.

Pay-and-display parking regulations are currently in effect on Front Street West (front of site) and on Niagara Street (rear of site). Providing the construction staging area on Front Street West will temporarily remove about 6 parking spaces in this area. Stopping will be prohibited at all times along the length of the staging area. The temporary removal of 3 parking spaces on Niagara Street at the rear of the property is required during weekday working hours (7:00 a.m. to 7:00 p.m., Monday to Friday) to enable trucks to access the construction site during excavation.

Permit parking is not authorized on Front Street West but is regulated on Niagara Street. Niagara Street is located in Permit Parking Area 6E. All permits have been issued for this area and a wait list is established. The temporary loss of 3 parking spaces on Niagara Street might pose some inconvenience for residents between 7:00 a.m. and 7:00 p.m., Monday to Friday. However parking will still be allowed in the evening and overnight by permit holders. The applicant is responsible to pay a fee to the Toronto Parking Authority to cover the loss of parking revenue from both streets for the duration of this project.

Reasons for the partial road/lane closure

Developing the property at 560 Front Street West requires excavating the entire site to a depth of 9.1 metres for 3 levels of underground parking, which makes it impossible to build from private property alone. The applicant requires a construction staging area within the road allowance on the north side of Front Street West. Front Street West will keep operating two-way and pedestrians will be diverted to a temporary walkway provided in the westbound curb lane.

The closures and provisions for pedestrians are shown on the attached print of Drawing No. 421F-9233, dated March 2008.

While reviewing this application, staff identified conflicts between parking regulations signed on the street and redundant entries retained in Chapter 400 of the former City of Toronto Municipal Code, that date back to when authority was granted to install parking machines on this section of Front Street West. The Recommendations above outline the amendments required to provide the construction staging area and serve to “housekeep” Chapter 400 by removing the redundant entries.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services

ATTACHMENTS

Drawing No. 421F-9233, dated March 2008

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