



STAFF REPORT ACTION REQUIRED

Charles Street West - Lane and Sidewalk Closure for Construction

Date:	December 13, 2007
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto Centre - Rosedale, Ward 27
Reference Number:	Ts08013te.top.doc

SUMMARY

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

Minto Street Inc. is building a 23-storey condominium and 10-storey furnished suites at 100-110 Charles Street West and 4, 6 and 8 St. Thomas Street, on the northwest corner of Charles Street West and St. Thomas Street. For this reason, Transportation Services must close the north sidewalk and the parking lane on the north side of Charles Street West for 32 months.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council approve the following actions:

1. Close the north sidewalk and north side of Charles Street West, between St. Thomas Street and a point 47 metres west of St. Thomas Street, to pedestrians for 32 months, from January 16, 2008 to August 30, 2010;
2. During this period, implement “No Stopping Anytime” on both sides of Charles Street West, between St. Thomas Street and a point 52 metres west of St. Thomas Street;
3. During this period, remove the existing “No Parking Anytime” regulation on the south side of Charles Street West, between St. Thomas Street and a point 52 metres west of St. Thomas Street;

4. During this period, remove the existing Pay and Display parking regulations on the north side of Charles Street West, between St. Thomas Street and a point 52 metres west of St. Thomas Street;
5. During this period, remove the existing “No Parking, 7:30 a.m. to 9:30 a.m., Monday to Friday” regulation on the north side of Charles Street West, between St. Thomas Street and a point 52 metres west of St. Thomas Street; and
6. Return Charles 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. Minto Street Inc. will bear the costs.

DECISION HISTORY

City Council, at its meeting of February 5, 6, 7 and 8, 2007, in considering Motion M18, among other things, approved the settlement offer contained in the confidential attachment to the City Solicitor’s report dated February 6, 2007, and authorized the public release of Council’s instructions to staff in respect of the Ontario Municipal Board hearing for 4, 6, and 8 St. Thomas Street and 100-110 Charles Street West. Among the items in the settlement was the support of an official plan and zoning by-law amendment which provides for the development of the subject lands, which includes the construction of a 23-storey condominium and 10-storey furnished suites.

ISSUE BACKGROUND

Transportation Services has received an application from Minto Street Inc. for a temporary sidewalk closure and partial road closure on the north side of Charles Street West, between St. Thomas Street and a point 47 metres west of St. Thomas Street, to use as a construction staging area to construct this development.

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 32 months and needs Community Council’s approval.

COMMENTS

Charles Street West, between St. Thomas Street and a point 47 metres west of St. Thomas Street, operates one-way in the westbound direction. There is an existing pay-and-display parking regulation on the north side. There are no TTC routes on this portion of Charles Street West.

Reasons for the partial road closure

Developing this property means excavating the entire site to a depth of four stories. That makes it impossible to build from private property alone. The applicant needs a construction staging area within the road allowance on the north side of Charles Street West. Charles Street West will keep operating one-way westbound and pedestrians will

be diverted to a temporary walkway on the north side of the street. The south sidewalk is not affected by this proposal.

Five existing pay and display parking spaces on the north side will have to be temporarily removed to accommodate the proposed construction staging area. Minto Street Inc. will be responsible for the lost revenues of these parking spaces.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services

ATTACHMENTS

Attachment 1: Drawing No. 421F-8845, dated December, 2007

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