



STAFF REPORT ACTION REQUIRED

Construction Staging Area – Rushholme Road (No. 998 College Street)

Date:	October 4, 2013
To:	Toronto and East York Community Council
From:	Director, Transportation Services, Toronto and East York District
Wards:	Davenport, Ward 18
Reference Number:	Ts2013181te.top.doc

SUMMARY

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

Transportation Services is requesting authority to close the west sidewalk and part of the west curb lane on Rusholme Road. 59 Project Management is constructing a seven-storey condominium at No. 998 College Street. This project requires a temporary sidewalk and lane closure on Rusholme Road for a period of 16 months to enable construction to proceed.

As a result, Rusholme Road will be 3.5 metres wide in the vicinity of the staging area, which is sufficient for one-way traffic operation. Pedestrians will be diverted to the east side of the road. Stopping will be prohibited on both sides of the road in the vicinity of the staging area. This will result in the loss of seven permit parking spaces. On this section of Rusholme Road there are 39 parking spaces and 30 permits issued.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the west sidewalk and part of the west curb lane on Rusholme Road, between College Street and a point 42 metres north, from December 1, 2013 to March 31, 2015.

2. Approve the implementation of a "No Stopping Anytime" regulation on both sides of Rusholme Road, between College Street and a point 53 metres north, from December 1, 2013 to March 31, 2015.
3. Adjust the existing "No Parking Anytime" regulation on the west side of Rusholme Road, between Bloor Street West and College Street, to be in effect from Bloor Street West to a point 53 metres north of College Street, from December 1, 2013 to March 31, 2015.
4. Adjust the existing "Permit Parking" regulation on the odd side of Rusholme Road, between Bloor Street West and College Street, to be in effect from Bloor Street West to a point 53 metres north of College Street, from December 1, 2013 to March 31, 2015.
5. Direct that Rusholme Road be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact

There is no financial impact on the City. 59 Project Management 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 closure, these fees will be approximately \$39,000.00.

DECISION HISTORY

On October 2, 3 and 4, 2012, City Council adopted Toronto and East York Community Council Item No. 18.6 entitled "Final Report – 998 College Street – Zoning Amendment Application" amending Zoning By-law 438-86.

ISSUE BACKGROUND

Transportation Services has received an application from 59 Project Management for a temporary closure of the sidewalk and part of the road on Rusholme Road. Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. These closures will be in effect for 16 months. Therefore, the closure on Rusholme Road needs Toronto and East York Community Council approval.

COMMENTS

Rusholme Road is a six-metre wide local road that runs one-way southbound from Bloor Street West to College Street, where it is stop controlled. No. 998 College Street is located on the north-west corner of the intersection of College Street and Rusholme Road. Parking is prohibited on the west side of Rusholme Road and overnight permit parking is in effect on the east side. There is no TTC service on Rusholme Road.

The proposed construction staging area will require temporarily closing the west sidewalk and part of the west curb lane on Rusholme Road. As a result, Rusholme Road will be 3.5 metres wide in the vicinity of the staging area, which is sufficient for one-way traffic operation. Pedestrians will be diverted to the east side of the road. Stopping will

be prohibited on both sides of the road in the vicinity of the staging area. This will result in the loss of seven permit parking spaces. On this section of Rusholme Road there are 39 parking spaces and 30 permits issued.

Also, as part of this development there will be a pedestrian covered walkway on the sidewalk in front of No. 998 College Street that does not require Toronto and East York Community Council approval.

Reasons for the partial road closure

Developing this property means excavating the entire site. The applicant needs a construction staging area within the road allowance in order to construct the building.

The Ward Councillor has been advised about this application.

CONTACT

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SIGNATURE

Jacqueline White, P.Eng.
Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

(1) Drawing No. 421G-1151, dated July 2013

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