



## STAFF REPORT ACTION REQUIRED

### Construction Staging Area – 102-110 Shuter Street

<b>Date:</b>	July 17, 2014
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Transportation Services, Toronto and East York District
<b>Wards:</b>	Toronto-Centre Rosedale, Ward 27
<b>Reference Number:</b>	Ts2014133te.top

#### SUMMARY

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

Bondfield Construction Company Ltd. is constructing a 14-storey condominium at Nos. 102-110 Shuter Street, on the northwest corner of Shuter Street and George Street. They need to close the north sidewalk, the parking lanes and the bicycle lanes on Shuter Street in order to do their work.

#### RECOMMENDATIONS

**Transportation Services recommends that Toronto and East York Community Council:**

1. Approve the closure of the sidewalk on the north side, and the parking and bicycle lanes on both sides of Shuter Street, between George Street and a point 38.4 metres west of George Street, from August 13, 2014 to August 31, 2015.
2. Rescind the existing permit parking regulation on the north side of Shuter Street, between George Street and Jarvis Street.
3. Rescind the existing Pay & Display parking regulation on the south side of Shuter Street, between George Street and Jarvis Street.
4. Enact a "No Stopping Anytime" prohibition on the south side of Shuter Street, between Jarvis Street and a point 44.0 metres east of George Street.
5. Enact a "No Stopping Anytime" prohibition on the north side of Shuter Street, between Jarvis Street and a point 14.3 metres east of George Street.

6. Authorize the General Manager of Transportation Services to request the alteration and/or removal of the proposed staging area, if required, to accommodate the Pan Am festivities during the months of July and August 2015.
7. Direct that Shuter Street 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. Bondfield Construction Company Ltd. 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 \$24,700.00.

### **DECISION HISTORY**

The Ontario Municipal Board, pursuant to its Order issued November 14, 2011, in relation to Board Case No. PL090478, amended Zoning By-law No. 438-86, for the lands municipally known as 102 Shuter Street.

### **ISSUE BACKGROUND**

Transportation Services has received an application from Bondfield Construction Company Ltd. for a temporary closure of the sidewalk on the north side, and the parking and bicycle lanes on both sides of Shuter Street, between George Street and a point 38.4 metres west of George Street

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 12 months and needs Toronto and East York Community Council's approval. Councillor Wong-Tam's office is aware of this proposal.

### **COMMENTS**

Shuter Street, between Jarvis Street and George Street, operates two-way with one traffic lane and one bicycle lane in each direction. The north side of the street is regulated by a 24-hour permit parking restriction and the south side has "Pay & Display" parking regulations. The TTC does not operate on this portion of Shuter Street.

To accommodate the proposed construction staging area on the north side of the street, the eastbound and westbound traffic lanes will be realigned to the south side. The bicycle lanes will need to be closed, however, the realigned traffic lanes will be 4.0 metres wide, "sharrow" pavement markings will be installed on the pavement, and warning signs will be posted in each direction advising motorists and cyclists to share the road. Five Pay & Display parking spaces will have to be removed on the south side of the street to accommodate the realigned traffic lanes. The applicant will be responsible for paying the lost revenue to the Toronto Parking Authority. Six permit parking spaces will have to be removed on the north side of the street to accommodate the construction staging area.

**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.

**CONTACT**

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**SIGNATURE**

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

**LIST OF ATTACHMENTS**

Attachment 1: Drawing No. 421G-1498 - dated July, 2014

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