



STAFF REPORT ACTION REQUIRED

Shuter Street, Victoria Street and Bond Street - Lane and Sidewalk Closures for Construction

Date:	June 5, 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:	Ts07133te.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.

Eastern Construction Company Ltd. is building a 9-storey research and healthcare education centre at 26-38 Shuter Street and 209 Victoria Street, on the north side of Shuter Street between Victoria Street and Bond Street. For this reason, Transportation Services must close the north sidewalk and both bicycle lanes on Shuter Street, the sidewalk and curb lane on the east side of Victoria Street, the sidewalk on the west side of Bond Street, and the laneway east of Victoria Street, north of Shuter Street, for 26 months.

RECOMMENDATIONS

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

1. close the north sidewalk and east and west bicycle lanes on Shuter Street, between Victoria Street and Bond Street for 26 months, from June 27, 2007 to September 30, 2009;
2. close the sidewalk and curb lane on the east side of Victoria Street, between Shuter Street and a point 55.2 metres north of Shuter Street for 26 months, from June 27, 2007 to September 30, 2009;

3. close the west sidewalk on Bond Street, between Shuter Street and a point 18.0 metres north of Shuter Street to pedestrians for 26 months, from June 27, 2007 to September 30, 2009;
4. close the lane first east of Victoria Street, from Shuter Street to a point 55.2 metres north of Shuter Street, for 26 months, from June 27, 2007 to September 30, 2009;
5. during this period, implement No Stopping Anytime on both sides of Shuter Street, between Victoria Street and Bond Street;
6. during this period, implement No Stopping Anytime on the east side of Victoria Street, between Shuter Street and a point 60.2 metres north of Shuter Street ;
7. during this period, remove the existing No Parking Anytime regulation on the south side of Shuter Street, between Victoria Street and Bond Street;
8. during this period, remove the existing No Standing Anytime regulation on the south side of Shuter Street, between a point 36 metres east of Victoria Street and a point 18 metres further east thereof;
9. during this period, remove the existing “2 hour parking, 8:00 a.m. to 6:00 p.m., Mon. to Sat.” regulation on the east side of Victoria Street, between Shuter Street and a point 60.2 metres north of Shuter Street;
10. during this period, remove the existing Pay and Display parking regulations on the east side of Victoria Street, between Shuter Street and a point 60.2 metres north of Shuter Street;
11. during this period, remove the existing One-Way Highways regulation on the lane first east of Victoria Street, between Dundas Street East and Shuter Street;
12. return Shuter Street to its pre-construction traffic and parking regulations when the project is completed;
13. return Victoria Street to its pre-construction traffic and parking regulations when the project is completed; and
14. return the lane first east of Victoria Street to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Eastern Construction Company Ltd. will bear the costs.

ISSUE BACKGROUND

Transportation Services has received an application from Eastern Construction Company Ltd. for a temporary sidewalk closure and partial road closure on the north side of Shuter Street, between Victoria Street and Bond Street, a closure of the sidewalk and curb lane on the east side of Victoria Street, between Shuter Street and a point 55.2 metres north of Shuter Street, a closure of the laneway first east of Victoria Street, from Shuter Street to a point 55.2 metres north of Shuter Street, and a closure of the sidewalk on the west side of Bond Street, from Shuter Street to a point 18.0 metres north of Shuter Street, to use as construction staging areas 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 26 months and needs Community Council's approval.

COMMENTS

Shuter Street, between Victoria Street and Bond Street, is 14.0 metres wide and operates two-way with one lane of traffic and a bicycle lane in each direction. Both sides of the street are regulated by No Stopping Anytime and No Standing Anytime restrictions. The emergency access to St. Michael's Hospital is located on the south side of Shuter Street. Victoria Street, between Shuter Street and a point 55.2 metres north of Shuter Street, is 12.8 metres wide and operates two-way with two traffic lanes in each direction. Both sides of the street are regulated by various parking, stopping, and Pay and Display regulations. The laneway first east of Victoria Street, Shuter Street and a point 55.2 metres north of Shuter Street, is 6.1 metres wide and operates one way in the northbound direction.

In order to set up the required construction staging area on the north side of Shuter Street, the pavement markings on Shuter Street, between Victoria Street and Bond Street need to be modified to remove the existing bicycle lanes and provide two 4.5-metre wide traffic lanes on the south side of the street. These wider traffic lanes will help to accommodate bicycle traffic as well as the needs of emergency vehicles accessing St. Michael's Hospital. Transportation Services staff met at the site with representatives of Eastern Construction Company Ltd. and of St. Michael's Hospital to review the construction staging area options. St. Michael's Hospital is supportive of the proposed construction staging area on Shuter Street.

The sidewalk on the west side of Bond Street, between Shuter Street and a point 18.0 metres north of Shuter Street, needs to be closed to allow for construction staging activities. Pedestrians will be redirected to the east side of Bond Street using signs at Shuter Street and at an existing pedestrian crossover on Bond Street approximately 50 metres north of the site.

On the east side of Victoria Street, three existing pay and display parking spaces will have to be temporarily removed to accommodate the proposed construction staging area. Eastern Construction Company Ltd. will be responsible for the lost revenues of these parking spaces.

The public lane first east of Victoria Street, between Shuter Street and Dundas Street East, will have to be made into a two-way lane on a temporary basis to maintain access to properties during the closure of the south end of the lane at Shuter Street. Access to the lane will be only from Dundas Street East for the duration of this project.

Reasons for the partial road closure

Developing this property means excavating the entire site to a depth of 13 metres. That makes it impossible to build from private property alone. The applicant needs construction staging areas within the road allowance on the north side of Shuter Street, the east side of Victoria Street, and the west side of Bond Street. All the streets will continue operating two-way and pedestrian walkways and diversions are being provided around the perimeter of the development during construction.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services

ATTACHMENTS

Attachment 1: Drawing No. 421F-8858, dated May 2007

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