



**STAFF REPORT  
ACTION REQUIRED**

**Construction Staging Area Expansion – St. Mary Street**

<b>Date:</b>	May 15, 2012
<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>	Ts2012116te.top.doc

**SUMMARY**

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

SMC Bay Inc. is constructing a 45-storey and a 55-storey condominium building at 50 St. Joseph Street, on the southwest corner of Bay Street and St. Mary Street. They need to expand their existing construction staging area on the south side of St. Mary Street in order to complete their work.

**RECOMMENDATIONS**

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

1. Approve the removal of the existing Pay & Display parking regulations on the south side of St. Mary Street, between a point 54.2 metres west of Bay Street and a point 114.2 metres west of Bay Street, from June 14, 2012 to December 31, 2012.
2. During this period, approve the implementation of a "No Stopping Anytime" restriction on the south side of St. Mary Street, between a point 54.2 metres west of Bay Street and a point 114.2 metres west of Bay Street.
3. Direct that St. Mary Street 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. SMC Bay Inc. 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 \$10,000.00.

## **DECISION HISTORY**

Toronto and East York Community Council, at its meeting of January 18, 2011, in considering Item TE3.33, among other things, approved a sidewalk closure and the removal of six Pay & Display parking spaces on the south side of St. Mary Street to accommodate a construction staging area for the site at 50 St. Joseph Street.

## **ISSUE BACKGROUND**

Transportation Services has received an application from SMC Bay Inc. to occupy more of the parking spaces on the south side of St. Mary Street, between a point 54.2 metres west of Bay Street and a point 114.2 metres west of Bay Street, for construction staging purposes. 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 6 months and needs Toronto and East York Community Council's approval.

## **COMMENTS**

St. Mary Street, between a point 54.2 metres west of Bay Street and a point 114.2 metres west of Bay Street, is 7.3 metres wide and operates two-way with two traffic lanes in each direction. The north side of the street is regulated by a No Parking Anytime restriction, and the south side is regulated by Pay & Display parking restrictions. There are no T.T.C. routes that operate on St. Mary Street. An additional 8 Pay & Display parking spaces will have to be removed to accommodate construction staging needs on the south side of St. Mary Street. The applicant will have to pay for the lost revenue from these parking spaces to the Toronto Parking Authority.

### **Reasons for the partial road closure**

Developing this property means excavating the entire site to a depth of 15 metres. The applicant needs to expand their existing construction staging area within the road allowance in order to continue to construct the building. Pedestrians will continue to be redirected to the north side of St. Mary Street while the work is taking place.

### **CONTACT**

Bryan Muir, A.Sc.T., Work Zone Traffic Coordinator  
Traffic Operations, Toronto and East York District  
Phone: 416-397-4588  
Fax: 416-392-8504  
e-mail: bmuir@toronto.ca

### **SIGNATURE**

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

### **LIST OF ATTACHMENTS**

Attachment 1: Drawing No. 421G-0691- dated May, 2012

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