



STAFF REPORT ACTION REQUIRED

Construction Staging Area – McMurrich Street

Date:	May 16, 2012
To:	Toronto and East York Community Council
From:	Acting Director, Transportation Services Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 27
Reference Number:	Ts2012128te.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.

Skygrid Construction Inc. is constructing a 31-storey condominium building at 32 Davenport Road, on the northwest corner of Davenport Road and McMurrich Street. They need to close the sidewalk and parking lane on the west side of McMurrich 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 and parking lane on the west side of McMurrich Street, between Davenport Road and a point 80.2 metres north of Davenport Road, from June 14, 2012 to June 30, 2014.
2. During this period, approve the removal of the existing "No Parking, 9:30 a.m. to 4:00 p.m., and 6:00 p.m. of one day to 8:30 a.m. of the next following day, Mon. to Fri." regulation on the west side of McMurrich Street, between a point approximately 45.0 metres north of Davenport Road and a point 6.0 metres further north.
3. During this period, approve the removal of the existing "10 minute parking, 8:30 a.m. to 9:30 a.m. and 4:00 p.m. to 6:00 p.m., Mon. to Fri." regulation on the west side of McMurrich Street, between a point approximately 45.0 metres north of Davenport Road and a point 6.0 metres further north.

4. During this period, approve the removal of the existing Pay & Display parking regulations on the west side of McMurrich Street, between a point 9 metres north of Davenport Road and a point 80.2 metres north of Davenport Road.
5. During this period, approve the implementation of a "No Stopping Anytime" regulation on the west side of McMurrich Street, between Davenport Road and a point 80.2 metres north of Davenport Road.
6. Direct that McMurrich Street be returned to its pre-construction traffic and parking regulations when the project is complete, except for the "No Parking, 9:30 a.m. to 4:00 p.m., and 6:00 p.m. of one day to 8:30 a.m. of the next following day, Mon. to Fri." regulation on the west side of McMurrich Street, between a point approximately 45.0 metres north of Davenport Road and a point 6.0 metres further north, and the "10 minute parking, 8:30 a.m. to 9:30 a.m. and 4:00 p.m. to 6:00 p.m., Mon. to Fri." regulation on the west side of McMurrich Street, between a point approximately 45.0 metres north of Davenport Road and a point 6.0 metres further north, which are no longer needed.

Financial Impact

There is no financial impact on the City. Skygrid Construction 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 \$94,000.00.

DECISION HISTORY

City Council, at its meeting on October 26, 2009, adopted Item TE28.6 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, with respect to 32 Davenport Road and 12, 18, 18A, 20 and 22 McMurrich Street.

ISSUE BACKGROUND

Transportation Services has received an application from Skygrid Construction Inc. for a temporary closure of the sidewalk and parking lane on the west side of McMurrich Street, between Davenport Road and a point 80.2 metres north of Davenport Road, to use as a construction staging area to construct a 31-storey condominium.

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 24 months and needs Toronto and East York Community Council's approval.

COMMENTS

McMurrich Street, between Davenport Road and a point 80.2 metres north of Davenport Road, is 8.4 metres wide and operates two-way with one lane in each direction. It is regulated by Pay & Display parking and Overnight Permit Parking regulations on the west side of the street and a "No Parking Anytime" restriction on the east side. There are no T.T.C. routes on this portion of McMurrich Street.

Five parking spaces will have to be removed from the west side of the street to accommodate the construction staging area. The applicant will have to pay for the lost revenue to the Toronto Parking Authority. The temporary removal of these parking spaces will also not adversely affect the availability of overnight permit parking spaces in the area.

There is an existing daycare Pick-up/Drop-off area on the west side of McMurrich Street, within the proposed construction staging area, that was implemented in 2002 when a daycare facility was located at No. 12 McMurrich Street. This property has since been rezoned and demolished for the new 31-storey condominium that is to be constructed. Therefore, the daycare Pick-up/Drop-off area is no longer required and can be removed.

Reasons for the partial road closure

Developing this property means excavating the entire site to a depth of 17.5 metres. The applicant needs a construction staging area within the road allowance in order to construct the building. Pedestrians will be redirected to the east side of McMurrich Street for the duration of the project. Pedestrian crossing locations exist at the south end of the site at McMurrich Street at Davenport Road, and at an existing all-way stop just north of the site at McMurrich Street and McAlpine Street.

CONTACT

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SIGNATURE

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

LIST OF ATTACHMENTS

(1) Drawing No. 421G-0699 - dated May 2012

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