



**STAFF REPORT
ACTION REQUIRED**

Construction Staging Area – Devonshire Place

Date:	May 24, 2012
To:	Toronto and East York Community Council
From:	Acting Director, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina, Ward 20
Reference Number:	Ts2012133te.top.doc

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.

Ellis Don Corporation is building a sports centre for the Pan Am Games at 100 Devonshire Place. To enable construction, Transportation Services must fully close a portion of the west sidewalk and roadway on Devonshire Place for a period of 27 months.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Close the roadway and west side sidewalk on Devonshire Place, from a point 45 metres south of Bloor Street West to a point 102 metres further south, for a period of 27 months, from June 1, 2012 to August 31, 2014, as shown on Drawing No. 421G-0726 attached to the report dated May 24, 2012 entitled, "Construction Staging Area – Devonshire Place", from the Acting Director, Transportation Services Toronto and East York District.
2. Rescind the "No Parking Anytime" regulation on the west side of Devonshire Place, between Bloor Street West and Hoskin Avenue.
3. Adjust the regulation authorizing the operation of parking machines/meters, from 8:00 a.m. to 9:00 p.m., Monday to Saturday, and from 1:00 p.m. to 9:00 p.m. Sunday, on the east side of Devonshire Place, between Hoskin Avenue and Bloor Street West, to apply from a point 30.5 metres north of Hoskin Avenue and a point 142 metres further north.

4. Adjust the "2 hr parking, 8:00 a.m. to 6:00 p.m." regulation on the east side of Devonshire Place, between a point 30.5 metres north of Hoskin Avenue and Bloor Street West, to apply from a point 30.5 metres north of Hoskin Avenue to a point 142 metres further north.
5. Implement a "No Stopping Anytime" regulation on the west side of Devonshire Place, between Bloor Street West and Hoskin Avenue, and on the east side of Devonshire Place, between Bloor Street West and a point 45 metres south.
6. Direct that Devonshire Place be returned to pre-construction parking regulations and traffic operation when the project is completed.

Financial Impact

There is no financial impact on the City. Ellis Don Corporation 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 term of the closure, these fees will be approximately \$130,000.00.

ISSUE BACKGROUND

Transportation Services has received an application from Ellis Don Corporation requesting a temporary closure of the roadway and west sidewalk on Devonshire Place, from a point 45 metres south of Bloor Street West to a point 102 metres further south, to use as a construction staging area to construct a sports centre at this site.

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 27 months and needs approval from Toronto and East York Community Council.

COMMENTS

Devonshire Place operates two-way on a road width of approximately 9.2 metres wide. Parking is prohibited anytime on the west side and Pay and Display parking is permitted on the east side.

Developing the property at 100 Devonshire Place requires excavating the entire site to a depth of 16 metres, which makes it impossible to build from private property alone. The applicant requires a closure of the street and west sidewalk on Devonshire Place, from a point 45 metres south of Bloor Street West to a point 102 metres further south, to provide an area for delivery and hoisting of materials to the site.

If the construction staging area is approved, Devonshire Place will be fully closed to traffic from a point 45 metres south of Bloor Street West to a point 102 metres further south. The west sidewalk on Devonshire Place will be closed and all pedestrians will be directed to the east side sidewalk. There is no TTC service on Devonshire Place.

The applicant is responsible to pay a fee to the Toronto Parking Authority to cover the loss of parking revenue for parking spaces on the east side of Devonshire Place.

The Ward Councillor has been consulted on this application.

Reasons for the partial road closure

Developing this property requires excavating the entire site to a depth of 16 metres. The applicant requires a construction staging area within the road allowance on Devonshire Place to enable construction.

CONTACT

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SIGNATURE

Jacqueline White, P.Eng.
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Toronto and East York District

LIST OF ATTACHMENTS

(1) Drawing No. 421G-0726, dated May 2012

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