Construction Staging Area – Victoria Street

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<th>Date:</th>
<th>August 21, 2012</th>
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<td>To:</td>
<td>Toronto and East York Community Council</td>
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<td>From:</td>
<td>Acting Director, Transportation Services Toronto and East York District</td>
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<td>Wards:</td>
<td>Toronto-Centre Rosedale, Ward 27</td>
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<td>Reference Number:</td>
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**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.

Transportation Services is requesting authority to close a section of the west sidewalk and curb lane on Victoria Street and establish a temporary pedestrian walkway in the west curb lane.

HNR Victoria Ltd. is demolishing No. 252 Victoria Street and constructing a 39-storey residential/commercial building. This project requires a temporary sidewalk and lane closure for a period of 40 months to enable construction to proceed.

**RECOMMENDATIONS**

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the west sidewalk and curb lane of Victoria Street, from Dundas Square to a point 54 metres south, from September 12, 2012 to December 31, 2015.

2. Enact a "No Stopping Anytime" regulation on the west side of Victoria Street, from Dundas Square to a point 54 metres south, from September 12, 2012 to December 31, 2015.

3. Rescind the Pay-and-Display Parking regulation (3 hours maximum, 8:00 a.m. to 9:00 p.m., Monday to Saturday, 1:00 p.m. to 9:00 p.m. Sunday, at $4.00 for one
hour) on the west side of Victoria Street, from a point 32.8 metres north of Shuter Street to Dundas Square.

4. Enact a Pay-and-Display Parking regulation (3 hours maximum, 8:00 a.m. to 9:00 p.m., Monday to Saturday, 1:00 p.m. to 9:00 p.m. Sunday, at $4.00 for one hour) on the west side of Victoria Street, from a point 32.8 metres north of Shuter Street to a point 93 metres south of Dundas Square.

5. Rescind the "No Standing Anytime" regulation on the west side of Victoria Street, from a point 48 metres south of Dundas Square to a point 45 metres further south.

6. Enact a "Bus Loading Zone" regulation on the west side of Victoria Street, from a point 54 metres south of Dundas Square to a point 39 metres further south, from September 12, 2012 to December 31, 2015.

7. Following the completion of the construction requiring the staging area referred to in Recommendation No. 1, approve the following:

   a) Enact a "Bus Loading Zone" regulation on the west side of Victoria Street, from a point 48 metres south of Dundas Square to a point 45 metres further south.

   b) Enact a Pay-and-Display Parking regulation (3 hours maximum, 8:00 a.m. to 9:00 p.m., Monday to Saturday, 1:00 p.m. to 9:00 p.m. Sunday, at $3.50 for one hour) on the west side of Victoria Street, from Dundas Square to a point 48 metres south.

Financial Impact
There is no financial impact on the City. HNR Victoria Ltd. is responsible for all costs, including payment of fees to the City for occupying the right-of-way. Based on the area enclosed and projected term of the closure, these fees will be approximately $78,400.00.

ISSUE BACKGROUND
Transportation Services has received an application from HNR Victoria Ltd. for a partial closure of the west curb lane and sidewalk on Victoria Street, from Dundas Square to a point 54 metres south. This area is required for use as construction staging area to construct a residential/commercial development on 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 40 months and needs Toronto and East York Community Council’s approval.

COMMENTS
Victoria Street operates two-way on a road width of 12.8 metres. There is pay-and-display parking and a bus loading zone on the west side of Victoria Street. There is no regular TTC transit service on Victoria Street. However, there are streetcar tracks in the centre lanes that are used for detours from Dundas Street East and Queen Street East. These streetcar tracks will not be affected by the proposed construction staging area.
Developing the property at No. 252 Victoria Street requires excavating the entire site to construct a six-storey parking garage so it is not possible to build from private property alone. The applicant requires a construction staging area that will enclose the west sidewalk and curb lane fronting the site. A covered pedestrian walkway will be provided on the west side of the street. Victoria Street will continue to operate two-way but on a narrowed road width of about 9.8 metres.

To ensure unimpeded traffic flow past the construction site, stopping should be prohibited at all times on the west side of Victoria Street, from Dundas Square to a point 54 metres south.

The Ward Councillor has been consulted on this application.

Also, as part of this report, discrepancies in the Pay-and-Display Parking and "Bus Loading Zone" regulations have been corrected.

**Reasons for the partial road closure**
Developing this property requires excavating the entire site to accommodate underground parking. The applicant requires a construction staging area that will enclose the west sidewalk and curb lane on Victoria Street to enable construction.

**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-0813, dated August 2012