Construction Staging Area – Stewart Street

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<th>Date:</th>
<th>September 18, 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>Trinity-Spadina, Ward 20</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 north sidewalk and curb lane on Stewart Street and establish a temporary pedestrian walkway in the north curb lane.

621 King Developments Ltd. of Freed Corp. is constructing a 12-storey building at No. 621 King Street West, which backs onto Stewart Street. This project requires a temporary sidewalk and lane closure for a period of 20 months to enable construction to proceed.

**RECOMMENDATIONS**

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the north sidewalk and curb lane of Stewart Street, between a point 74.5 metres east of Bathurst Street and a point 13 metres further east, from October 1, 2012 to May 31, 2014.

2. Approve the implementation of a "No Stopping Anytime" regulation on both sides of Stewart Street, between a point 54.5 metres east of Bathurst Street and a point 50.5 metres further east, from October 1, 2012 to May 31, 2014.

3. Adjust the existing "Pay-and-Display" parking regulation (8:00 a.m. to 9:00 p.m., Monday to Saturday, and 1:00 p.m. to 9:00 p.m. Sunday, at $2.25 per hour, three-
hour maximum) on the north side of Stewart Street, between Bathurst Street and Portland Street, to be in effect from Bathurst Street to a point 54.5 metres east, and from a point 105 metres east of Bathurst Street to Portland Street, from October 1, 2012 to May 31, 2014.

4. Adjust the existing "No Parking, Monday to Saturday" regulation on the south side of Stewart Street, between Bathurst Street and Portland Street, to be in effect from Bathurst Street to a point 54.5 metres east, and from a point 105 metres east of Bathurst Street to Portland Street, from October 1, 2012 to May 31, 2014.

5. Direct that Stewart 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. 621 King Developments Ltd. of Freed Corp. 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 $22,501.00.

**DECISION HISTORY**

On February 16, 2011 The Ontario Municipal Board granted site plan approval and ordered General Zoning By-law No. 438-86 be amended, with respect to lands known as No. 621 King Street West.

**ISSUE BACKGROUND**

Transportation Services has received an application from 621 King Developments Ltd. of Freed Corp. for a temporary closure of a section of the north sidewalk and curb lane on Stewart Street. A temporary pedestrian walkway will be provided in the north curb lane. Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. These closures will be in effect for 20 months. Therefore, the closure on Stewart Street needs Toronto and East York Community Council approval.

**COMMENTS**

Stewart Street is a 7.5-metre wide, local roadway that runs one-way eastbound from Bathurst Street across the south side of No. 621 King Street East. There is pay-and-display parking on the north side of Stewart Street and a Monday to Saturday parking prohibition on the south side. There is no regular TTC service on Stewart Street.

The proposed construction staging area will require closing a section of the north sidewalk and curb lane on Stewart Street and establishing a temporary pedestrian walkway in the north curb lane. In order to maintain a five-metre wide lane stopping would be prohibited on both sides of the road.
Also, the staging area will require the removal of nine pay-and-display parking spaces on the north side of Mercer Street. The applicant will be required to pay for the lost revenue for these spaces to the Toronto Parking Authority for the duration of the project.

**Reasons for the partial road closure**
Developing this property means excavating the entire site. The applicant needs a construction staging area within the road allowance in order to construct the building. A pedestrian walkway will be maintained in the north curb lane of Stewart Street in front of the construction staging area for the duration of the project.

The Ward Councillor has been advised about this application.

**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-0840 dated September 2012