



**STAFF REPORT
ACTION REQUIRED**

Construction Staging Area – Beverley Street and First Lane North of Queen Street West

Date:	November 28, 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:	Ts2013008te.top.doc

SUMMARY

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

Transportation Services is requesting authority to temporarily close part of the east curb lane and sidewalk, and bicycle lanes, on Beverley Street and establish a temporary pedestrian walkway in the closed curb lane. This will require the removal of eight pay-and-display/permit parking spaces on the west side of Beverley Street. Bicycle 'sharrow' markings will be applied to the north/south lanes. We are also requesting authority to close the first lane north of Queen Street West, between Beverley Street and a point 35 metres east.

Empire Communities is constructing a 10-storey condominium at No. 15 Beverley Street. This project requires the above-noted measures for a period of 25 months to enable construction to proceed.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the east sidewalk and curb lane, and bicycle lanes, on Beverley Street, between a point 57 metres north of Queen Street West and a point 15 metres south of Phoebe Street, from March 1, 2013 to April 30, 2015.
2. Approve the closure of the first lane north of Queen Street West, between Beverley Street and a point 35 metres east, from March 1, 2013 to April 30, 2015.

3. Enact a "No Stopping Anytime" regulation on the west side of Beverley Street, between a point 57 metres north of Queen Street West and a point 20 metres south of Phoebe Street, from March 1, 2013 to April 30, 2015.
4. Rescind the existing "No Stopping, 7:30 a.m. to 9:30 a.m., except Saturday, Sunday and public holidays" regulation the west side of Beverley Street, from College Street to Queen Street West.
5. Rescind the existing "Pay-and-Display, 9:30 a.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m. Sunday, at \$3.00 per hour, three hours maximum" regulation on the west side of Beverley Street, from Queen Street West to Phoebe Street.
6. Enact a "Pay-and-Display, 8:00 a.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday, at \$3.00 per hour, three hours maximum" regulation on the west side of Beverley Street, from a point 46 metres north of Queen Street West to a point 11 metres further north, and from a point 14 metres south of Phoebe Street to a point 6.0 metres further south, from March 1, 2013 to April 30, 2015.
7. Adjust the existing "Permit Parking, 12:01 a.m. to 7:00 a.m." regulation on the west side of Beverley Street, between Queen Street West and Dundas Street West, to be in effect from Queen Street West to a point 57 metres north, and from a point 20 metres south of Phoebe Street to Dundas Street West, from March 1, 2013 to April 30, 2015.
8. Direct that Beverley Street and the first lane north of Queen Street West, between Beverley Street and a point 35 metres east, be returned to their pre-construction traffic and parking regulations when the project is complete.
9. Following the completion of the construction requiring the staging area referred to in Recommendations Nos. 1 and 2, enact a "Pay-and-Display, 8:00 a.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday, at \$3.00 per hour, three hours maximum" regulation on the west side of Beverley Street, between Queen Street West and Phoebe Street.

Financial Impact

There is no financial impact on the City. Empire Communities 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 \$56,600.00.

DECISION HISTORY

With respect to lands known as No. 15 Beverley Street, on August 25, 26 and 27, 2010, City Council amended General Zoning By-law No. 438-86. Subsequently, Community Planning issued Notice of Approval Conditions on September 27, 2011.

ISSUE BACKGROUND

Transportation Services has received an application from Empire Communities for a temporary closure of part east curb lane and sidewalk, and bicycle lanes, on Beverley Street. They have also applied for the full closure of the first lane north of Queen Street West, between Beverley Street and a point 35 metres east. 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 25 months and needs Toronto and East York Community Council approval.

COMMENTS

Beverley Street, between Queen Street West and Phoebe Street, consists of one northbound lane, one southbound lane, north/south bicycle lanes and a west side parking lane. In the west side parking lane there is pay-and-display parking during the day and permit parking overnight. Stopping is prohibited on the east side of Beverley Street. There is no TTC service on Beverley Street.

No. 15 Beverley Street is located on the east side of the road, just north of the first lane north of Queen Street West. The proposed construction staging area will require temporarily closing of part of the east curb lane and sidewalk, and the bicycle lanes, on Beverley Street. A pedestrian walkway will be established in the closed east curb lane on Beverley Street. Bicycle 'sharrow' markings will be applied to the north/south lanes. The staging area will also require the full closure of the first lane north of Queen Street West, between Beverley Street and a point 35 metres east. Access to the remainder of the lane will be maintained via Cayley Lane to the north and John Street to the east.

Stopping will be prohibited on both sides of Beverley Street in the vicinity of the staging area. This will require the removal of eight pay-and-display/permit parking spaces on the west side of Beverley Street. Currently there are 58 parking spaces in permit area 6D and 50 permits issued. 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.

Also, site inspections for this report revealed that the "No Stopping" and "Pay-and-Display" schedules do not reflect on-street signage. The recommendations in this report correct this discrepancy.

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 on the east side of Beverley Street.

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-0896, dated November 2012

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