**Construction Staging Area – Duncan Street**

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<th>Date</th>
<th>December 13, 2012</th>
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<td><strong>To:</strong></td>
<td>Toronto and East York Community Council</td>
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<td><strong>From:</strong></td>
<td>Acting Director, Transportation Services, Toronto and East York District</td>
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<td><strong>Wards:</strong></td>
<td>Trinity-Spadina, Ward 20</td>
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<td><strong>Reference Number:</strong></td>
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**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 a section of the east sidewalk and curb lane on Duncan Street. Two-way traffic would be maintained on Duncan Street and pedestrians would be directed to a covered walkway in the closed lane.

Aspen Ridge Ltd. is constructing a 31-storey condominium at No. 199 Richmond Street West. This project requires the above-noted measures for a period of 36 months to enable construction to proceed. There is an existing staging area for this development on the north side of Nelson Street, between Duncan Street and the first lane to the east.

**RECOMMENDATIONS**

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the east sidewalk on Duncan Street, between a point 3.7 metres north of Nelson Street and a point 24.6 metres further north, from February 11, 2013 to January 31, 2016.

2. Approve the closure of the east curb lane on Duncan Street, between a point 15 metres south of Nelson Street and a point 28.3 metres north of Nelson Street, from February 11, 2013 to January 31, 2016.
3. Authorize the General Manager of Transportation Services to request the alteration and/or removal of the proposed staging area if required to accommodate Pan Am festivities during the months of July and August 2015.

4. Enact a "No Stopping Anytime" regulation on both sides of Duncan Street, between Nelson Street and Richmond Street West, from February 11, 2013 to January 31, 2016.

5. Adjust the existing "No Parking Anytime" regulation on the west side of Duncan Street, between Pearl Street and Queen Street West, to be in effect from Pearl Street to a point 15 metres south of Nelson Street, and Richmond Street West to Queen Street West, from February 11, 2013 to January 31, 2016.

6. Adjust the existing "Pay-and-Display, 8:00 a.m. to 6:00 p.m., Monday to Saturday, at $4.00 per hour, three hours maximum" regulation on the east side of Duncan Street, between Pearl Street and Queen Street West, to be in effect from Pearl Street to a point 15 metres south of Nelson Street, and from Richmond Street West to Queen Street West, from February 11, 2013 to January 31, 2016.

7. Adjust the existing "Pay-and-Display, 6:00 p.m. to 12:00 a.m., Monday to Saturday; 1:00 p.m. to 12:00 a.m. Sunday, at $4.00 per hour, six hours maximum" regulation on the east side of Duncan Street, between Pearl Street and Queen Street West, to be in effect from Pearl Street to a point 15 metres south of Nelson Street, and from Richmond Street West to Queen Street West, from February 11, 2013 to January 31, 2016.

8. Direct that Duncan 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. Aspen Ridge Ltd. 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 $37,000.00.

DECISION HISTORY
Toronto and East York Community Council, at its meeting of November 6, 2012, in considering Item TE20.55, among other things, approved the closure of the north sidewalk and north part of Nelson Street, between Duncan Street and the first lane to the east, from November 7, to October 31, 2014.

ISSUE BACKGROUND
Transportation Services has received an application from Aspen Ridge Ltd. for a temporary closure of the east sidewalk and curb lane on Duncan Street. 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 36 months and needs Toronto and East York Community Council approval.

**COMMENS**
No. 199 Richmond Street West is located on the east side of Duncan Street, between Nelson Street and Richmond Street West. There is an existing staging area for this development on the north side of Nelson Street, between Duncan Street and the first lane to the east.

Duncan Street is a 14.2-metre wide, two-way, north-south collector roadway, in the vicinity of the proposed staging area. There is pay-and-display parking on the east side of Duncan Street and parking is prohibited on the west side of the road. There is no TTC service on Duncan Street.

The proposed construction staging area will require temporarily closing a section of the east sidewalk and curb lane on Duncan Street. A temporary covered pedestrian walkway will be built in the closed lane. Two-way traffic will be maintained on Duncan Street in a 4.2-metre northbound lane and a 4.1-metre southbound lane.

Stopping will be prohibited on both sides of Duncan Street in the vicinity of the staging area. This will result in the loss of two pay-and-display parking spaces on the east side of Duncan Street. Aspen Ridge Limited will reimburse the Toronto Parking Authority for the loss of revenue.

**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.

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-0937, dated December 2012
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