



**STAFF REPORT  
ACTION REQUIRED**

**Construction Staging Area – Sheppard Street and  
Temperance Street**

<b>Date:</b>	December 3, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Transportation Services, Toronto and East York District
<b>Wards:</b>	Toronto-Centre Rosedale, Ward 28
<b>Reference Number:</b>	Ts2013007te.top.doc

**SUMMARY**

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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 Sheppard Street and to establish a temporary pedestrian walkway in the closed lane. Two-way traffic would be maintained on Sheppard Street. We are also requesting authority to close a section of the north sidewalk and curb lane on Temperance Street. The existing one-way westbound traffic operation would be maintained and pedestrians would be directed to the south sidewalk.

Temperance Residence Inc. is constructing a 54-storey condominium at No. 70 Temperance Street. This project requires the above-noted measures for a period of 45 months to enable construction to proceed.

**RECOMMENDATIONS**

**Transportation Services recommends that Toronto and East York Community Council:**

1. Approve the closure of the east curb lane and sidewalk on Sheppard Street, between a point seven metres north of Temperance Street and a point 17 metres further north, from February 1, 2013 to October 31, 2016.
2. Approve the closure of the north sidewalk and curb lane on Temperance Street, between Sheppard Street and a point 49 metres east, from February 1, 2013 to October 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 Sheppard Street, between Temperance Street and a point 28 metres north, from February 1, 2013 to October 31, 2016.
5. Enact a "No Stopping Anytime" regulation on the north side of Temperance Street, between Sheppard Street and a point 49 metres east, from February 1, 2013 to October 31, 2016.
6. Enact a "No Stopping Anytime" regulation on the south side of Temperance Street, between Sheppard Street and a point 40 metres east, from February 1, 2013 to October 31, 2016.
7. Adjust the existing "No Stopping, 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m., except Saturday, Sunday and public holidays" regulation on the east side of Sheppard Street, between Richmond Street West and Adelaide Street West, to be in effect from Richmond Street West to a point 30 metres south, and from Temperance Street to Adelaide Street West, from February 1, 2013 to October 31, 2016.
8. Adjust the existing "No Parking, 9:30 a.m. to 3:30 p.m., Monday to Friday" regulation on the east side of Sheppard Street, between Richmond Street West and Adelaide Street West, to be in effect from Richmond Street West to a point 30 metres south, and from Temperance Street to Adelaide Street West, from February 1, 2013 to October 31, 2016.
9. Adjust the existing "No Parking Anytime" regulation on the entire west side of Sheppard Street, to be in effect from Richmond Street West to a point 30 metres south, and from Temperance Street to Adelaide Street West, from February 1, 2013 to October 31, 2016.
10. Adjust the existing "No Parking Anytime" regulation on the north side of Temperance Street, between a point 32 metres west of Bay Street and Sheppard Street, to be in effect from a point 32 metres west of Bay Street to a point 49 metres east of Sheppard Street, from February 1, 2013 to October 31, 2016.
11. Rescind the existing "No Parking Anytime" regulation on the south side of Temperance Street, between Sheppard Street and a point 60 metres west of Bay Street, from February 1, 2013 to October 31, 2016.
12. Direct that Sheppard Street and Temperance Street be returned to their pre-construction traffic and parking regulations when the project is complete.

## **Financial Impact**

There is no financial impact on the City. Temperance Residence Inc. 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 \$50,000.00.

## **DECISION HISTORY**

This project did not require rezoning. Community Planning staff are currently drafting the site plan notice of approval conditions.

## **ISSUE BACKGROUND**

Transportation Services has received an application from Temperance Residence Inc. for a temporary closure of the east sidewalk and curb lane on Sheppard Street and the north sidewalk and curb lane on Temperance 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 45 months and needs Toronto and East York Community Council approval.

## **COMMENTS**

Sheppard Street is a 9.2 metre wide, two-way local roadway that runs north from Adelaide Street West to Richmond Street West, just west of Bay Street. Parking is prohibited on the west side of Sheppard Street at all times and on weekdays during the day on the east side. Also, stopping is prohibited on the east side during the weekday morning and afternoon peak periods.

Temperance Street is a 6.9 metre wide, local roadway that runs one-way westbound from Bay Street to Sheppard Street. Parking is prohibited on both sides of Temperance Street in the vicinity of the proposed staging area. There is a loading zone for disabled persons on the south side of Temperance Street at the east end of the proposed staging area.

There is no TTC service on Sheppard Street or Temperance Street.

No. 70 Temperance Street is located on the north east corner of the intersection of Sheppard Street and Temperance Street. The proposed construction staging area will require temporarily closing a section of the east sidewalk and curb lane on Sheppard Street. A temporary pedestrian walkway will be built in the closed lane. Two-way traffic will be maintained on Sheppard Street in two, 3.3 metre wide lanes.

The staging area also requires the closure of a section of the north sidewalk and curb lane on Temperance Street. The existing one-way westbound traffic operation will be maintained in a 4.5 metre-wide lane and pedestrians will be directed to the south sidewalk.

Stopping will be prohibited on both sides of Sheppard Street and Temperance Street in the vicinity of the staging area. This will result in the loss of three overnight/weekend parking spaces on the east side of Sheppard Street, just north of Temperance Street. At

all other times parking or stopping is already prohibited in the vicinity of the staging area. The existing loading zone for disabled persons on the south side of Temperance Street will be maintained.

### **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.

Councillor McConnell 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-0906, dated November 2012

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