

## **Construction Staging Area – Mount Pleasant Road**

<b>Date:</b>	December 4, 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 27
<b>Reference Number:</b>	Ts2013010te.top.doc

### **SUMMARY**

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Transportation Services is requesting authority to temporarily close a section of the west sidewalk and curb lane on Mount Pleasant Road at Elm Avenue and establish a temporary pedestrian walkway in the closed lane.

Gillan Group Inc. is building a three-story athletic facility at No. 10 Elm Avenue. This project requires a temporary sidewalk and lane closure for a period of 17 months to enable construction to proceed. The existing two northbound and two southbound lanes on Mount Pleasant Road would be maintained by narrowing all lanes to width of 3.3 metres.

### **RECOMMENDATIONS**

**Transportation Services recommends that:**

1. City Council approve the closure of the west sidewalk and curb lane on Mount Pleasant Road, between a point 23 metres north of Elm Avenue and a point 82 metres further north, from March 1, 2013 to July 31, 2014.
2. City Council approve the implementation of a "No Stopping Anytime" regulation on the west side of Mount Pleasant Road, between a point 23 metres north of Elm Avenue and a point 82 metres further north, from March 1, 2013 to July 31, 2014.
3. City Council adjust the existing "No Parking Anytime" regulation on both sides of Mount Pleasant Road, between Jarvis Street and St. Clair Avenue East, to be in effect on the east side, from Jarvis Street to St. Clair Avenue East, and on the west side, from Jarvis Street to Elm Avenue, and from a point 105 metres north of Elm Avenue to St. Clair Avenue East, from March 1, 2013 to July 31, 2014.

4. City Council adjust the existing "No Stopping, 7:30 a.m. to 9:30 a.m., Monday to Friday, except Public Holidays" regulation on the west side of Mount Pleasant Road, between Jarvis Street and Carstowe Road, to be in effect from Jarvis Street to Elm Avenue, and from a point 105 metres north of Elm Avenue to Carstowe Road, from March 1, 2013 to July 31, 2014.
5. City Council direct that Mount Pleasant Road 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. Gillan Group 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 \$47,000.00.

### **DECISION HISTORY**

This project did not require rezoning. Community Planning staff are currently reviewing the site plan.

### **ISSUE BACKGROUND**

Transportation Services has received an application from Gillan Group Inc. for a temporary closure of a section of the west sidewalk and curb lane on Mount Pleasant Road. 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 17 months and needs City Council approval.

### **COMMENTS**

No. 10 Elm Avenue is located on the north-west corner of the intersection of Mount Pleasant Road and Elm Avenue. Mount Pleasant Road is a 16.6 metre wide, major arterial roadway that consists of two northbound and two southbound lanes, in the vicinity of the proposed staging area. TTC No. 141 express bus route operates on this section of Mount Pleasant Road.

The proposed construction staging area will require closing a section of the west curb lane and sidewalk on Mount Pleasant Road. A temporary pedestrian walkway will be built in the closed lane. The existing two northbound and two southbound lanes will be maintained by narrowing all lanes to 3.3 metres wide. Stopping will be prohibited on the west side of Mount Pleasant Road in the vicinity of the staging area. Parking is already prohibited in this area.

We have consulted with Councillor Wong-Tam and she has no objections to this proposal subject to the following conditions:

1. The applicant to post a 24-hour monitored construction hotline number on the construction hoarding board, which must be prominently placed and legible from 20 metres on all elevations from the construction site.
2. The applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spot lighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.

### **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.

### **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-0934, dated December 2012

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