Item

Tracking Status
- This item was considered by Toronto and East York Community Council on November 6, 2012 and was adopted with amendments. City Council has delegated authority for this matter to the Toronto and East York Community Council and therefore, the decision is final.
- See also By-laws 1518-2012, 1519-2012, 1553-2012

= Toronto and East York Community Council consideration on November 6, 2012

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Construction Staging Area - No. 410 Front Street West

Community Council Decision
The Toronto and East York Community Council:

1. Approved the closure of the north sidewalk and curb lane of Front Street West, between a point 20 metres west of Spadina Avenue to a point 59 metres further west, from January 14, 2013 to August 31, 2015.

2. Approved the implementation of a "No Stopping Anytime" regulation on the north side of Front Street West, between Spadina Avenue and a point 79 metres west, from January 14, 2013 to August 31, 2015.

3. Adjusted the existing "No Parking, 4:00 p.m. to 6:00 p.m., Monday to Friday except public holidays" regulation on the north side of Front Street West, between a point 83.2 metres west of Portland Street and Spadina Avenue, to be in effect from a point 83.2 metres west of Portland Street to a point 79 metres west of Spadina Avenue, from January 14, 2013 to August 31, 2015.

4. Adjusted the existing "Pay-and-Display Parking, 8:00 a.m. to 4:00 p.m. and 6:00 p.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 $2.25 for 1 hour, 3 hour maximum" regulation on the north side of Front Street West, between Spadina Avenue and a point 95 metres west, to be in effect from a point 79 metres west of Spadina Avenue to a point 95 metres west of Spadina Avenue, from January 14, 2013 to August 31, 2015.

5. Directed that Front Street West be returned to its pre-construction traffic and parking regulations when the project is complete.

6. Directed the applicant to post a 24-hour monitored construction hotline number on the hoarding board, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.

7. Directed the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for night-time
illuminated, at their sole cost, to the satisfaction of the Ward Councillor.

**Origin**
(October 10, 2012) Report from the Acting Director, Transportation Services, Toronto and East York District

**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 north sidewalk and curb lane on Front Street West and establish a temporary pedestrian walkway in the lane.

Ellis Don Construction Ltd. is constructing a 19-storey building at No. 410 Front Street West. This project requires a temporary sidewalk and lane closure for a period of 32 months to enable construction to proceed.

**Background Information**
(October 10, 2012) Report from the Acting Director, Transportation Services, Toronto and East York District - Construction Staging Area - No. 410 Front Street West (http://www.toronto.ca/legdocs/mmis/2012/te/bgpd/backgroundfile-51074.pdf)
Drawing No. 421G-0859 - Construction Staging Area - No. 410 Front Street West (http://www.toronto.ca/legdocs/mmis/2012/te/bgpd/backgroundfile-51075.pdf)

**Motions**

1 - Motion to Amend Item (Additional) moved by Councillor Adam Vaughan (Carried)
That the report (October 10, 2012) from the Acting Director, Transportation Services, Toronto and East York District, be amended by adding the following new Recommendations 6 and 7:

"6. Direct the applicant to post a 24-hour monitored construction hotline number on the hoarding board, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.

7. Direct 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."

Source: Toronto City Clerk at www.toronto.ca/council

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 north sidewalk and curb lane on Front Street West and establish a temporary pedestrian walkway in the lane.

Ellis Don Construction Ltd. is constructing a 19-storey building at No. 410 Front Street West. This project requires a temporary sidewalk and lane closure for a period of 32 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 Front Street West, between a point 20 metres west of Spadina Avenue to a point 59 metres further west, from January 14, 2013 to August 31, 2015.

2. Approve the implementation of a "No Stopping Anytime" regulation on the north side of Front Street West, between Spadina Avenue and a point 79 metres west, from January 14, 2013 to August 31, 2015.

3. Adjust the existing "No Parking, 4:00 p.m. to 6:00 p.m., Monday to Friday except public holidays" regulation on the north side of Front Street West, between a point
83.2 metres west of Portland Street and Spadina Avenue, to be in effect from a point 83.2 metres west of Portland Street to a point 79 metres west of Spadina Avenue, from January 14, 2013 to August 31, 2015.

4. Adjust the existing "Pay-and-Display Parking, 8:00 a.m. to 4:00 p.m. and 6:00 p.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 $2.25 for 1 hour, 3 hour maximum" regulation on the north side of Front Street West, between Spadina Avenue and a point 95 metres west, to be in effect from a point 79 metres west of Spadina Avenue to a point 95 metres west of Spadina Avenue, from January 14, 2013 to August 31, 2015.

5. Direct that Front Street West 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. Ellis Don Construction 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 $29,000.00.

DECISION HISTORY
The development at this location did not require rezoning. The applicant is in the process of obtaining preliminary site plan approval (Notice of Approval Conditions).

ISSUE BACKGROUND
Transportation Services has received an application from Ellis Don Construction Ltd. for a temporary closure of the north sidewalk and curb lane of Front Street West, between a point 20 metres west of Spadina Avenue and a point 59 metres further west. 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 32 months and needs Toronto and East York Community Council approval.

COMMENTS
Front Street West is a four-lane, east/west minor arterial roadway. No. 410 Front Street West is located on the north side of the road, just west of Spadina Avenue. Parking is prohibited during the weekday afternoon peak period on the north side of Front Street West, in the vicinity of the proposed staging area. At other times of the day pay-and-display parking is in effect. There is no TTC service on this section of Front Street West.

The proposed construction staging area will require closing the north side curb lane and sidewalk. A pedestrian walkway will be established in the closed north curb lane. Stopping will be prohibited on the north side of Front Street West in the vicinity of the staging area. This will require the removal of three pay-and-display parking spaces. 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.

The Ward Councillor has been advised about this application.

CONTACT
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SIGNATURE

[Signature]
Jacqueline White, P.Eng.
Acting Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS
(1) Drawing No. 421G-0859, dated October 2012