Construction Staging Area – Sheppard Street

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<th>Date:</th>
<th>May 29, 2013</th>
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<td>To:</td>
<td>Toronto and East York Community Council</td>
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<td>From:</td>
<td>Acting Director, Transportation Services, Toronto and East York District</td>
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<td>Wards:</td>
<td>Toronto Centre-Rosedale, Ward 28</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 close the west sidewalk on Sheppard Street, between Adelaide Street West and a point 98 metres north and the west curb lane, between Adelaide Street West and a point 63 metres north. Pedestrians would be diverted to the east sidewalk on Sheppard Street.

There is an existing construction staging area in the east side curb lane and sidewalk of Sheppard Street, north of Temperance Street. The proposed and existing staging areas will not conflict with each other and two-way traffic will be maintained in two 3.3 metre lanes.

Khurana Associates is constructing a 42-storey office tower at No. 100 Adelaide Street West. This project requires temporary sidewalk and lane closures for a period of 46 months, to enable construction to proceed.

This work also requires the closure of the north sidewalk and curb lane on Adelaide Street West. These matters are dealt with in a companion report entitled "Construction Staging Area – No. 100 Adelaide Street West" requiring City Council approval.

**RECOMMENDATIONS**

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the west sidewalk on Sheppard Street, between Adelaide Street West and a point 98 metres north, from July 17, 2013 to April 30, 2017.
2. Approve the closure of the west curb lane on Sheppard Street, between Adelaide Street West and a point 63 metres north, from July 17, 2013 to April 30, 2017.

3. Authorize the General Manager of Transportation Services to request the alteration and/or removal of the proposed staging area if required to accommodate the 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 Adelaide Street West and Temperance Street, from July 17, 2013 to April 30, 2017.

5. 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, 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, to be in effect from Richmond Street West to a point 30 metres south, from February 1, 2013 to October 31, 2016.

6. 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, 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, to be in effect from Richmond Street West to a point 30 metres south, from February 1, 2013 to October 31, 2016.

7. Adjust the existing "No Parking Anytime" regulation on the west side of Sheppard Street, 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, to be in effect from Richmond Street West to a point 30 metres south, from February 1, 2013 to October 31, 2016.

8. Direct that Sheppard 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. Khurana Associates 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 $97,000.00.

**DECISION HISTORY**

On May 9, 10 and 11, 2000, City Council adopted the report entitled, "Draft By-laws – Official Plan Amendment and Rezoning – 100, 120 and 130 Adelaide Street West, 12 and 22 Sheppard Street and 85 and 111 Richmond Street West (Downtown)", creating site specific By-law 875-2000. Subsequently, variances to this by-law were approved with
conditions by the Committee of Adjustment on April 10, 2013 (file No. A0003/13TEY), to permit construction of the currently proposed building.

**ISSUE BACKGROUND**
Transportation Services has received an application from Khurana Associates for a temporary closure of the sidewalk and curb lane on the west side of Sheppard Street. They also requested a closure of the sidewalk and curb lane on the north side of Adelaide Street West. Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. The closures will be in effect for 46 months. Therefore, the closure on Sheppard Street requires Toronto and East York Community Council approval and the closure on Adelaide Street West requires City Council approval.

**COMMENTS**
The proposed staging area at No. 100 Adelaide Street West is located on the north-west corner of the signalized intersection of Adelaide Street West and Sheppard Street. Sheppard Street is a 9.1 metre-wide, two-way local roadway that runs north from Adelaide Street West to Richmond Street West. Sheppard Street is intersected midway on the east side by Temperance Street. There is no TTC service on Sheppard Street.

On Sheppard Street, south of Temperence Street, parking is prohibited on the west side 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.

There is an existing construction staging area in the east side curb lane and sidewalk of Sheppard Street, north of Temperance Street. In this area stopping is temporarily prohibited on both sides of the road since it is narrowed to two 3.3 metre lanes.

The proposed construction staging area will require temporarily closing the west sidewalk on Sheppard Street, between Adelaide Street West and a point 98 metres north, and the west curb lane, between Adelaide Street West and a point 63 metres north. Pedestrians will be diverted to the east side of Sheppard Street.

The proposed and existing staging areas will not conflict with each other and two-way traffic will be maintained in two 3.3 metre lanes. Stopping will be prohibited on both sides of Sheppard Street, between Adelaide Street West and the north limit of both staging areas.

The proposed construction staging area on Adelaide Street West is dealt with in a companion report entitled "Construction Staging Area – No. 100 Adelaide Street West" requiring City Council approval.

**Reasons for the partial road closure**
Developing this property requires demolishing the existing building that extends to the property line. Also, the new building is being constructed to the property line. As a
result, the applicant needs a construction staging area within the road allowance in order to complete this work.

Councillor McConnell has been advised about this application.

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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-1093, dated May 2013

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