



STAFF REPORT ACTION REQUIRED

Construction Staging Area – 64-70 Shuter Street

Date:	January 27, 2015
To:	Toronto and East York Community Council
From:	Director, Transportation Services, Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 27
Reference Number:	Ts2015019te.top.doc

SUMMARY

This staff report is about a matter for which Toronto and East York Community Council has the delegated authority from City Council to make a final decision.

CentreCourt Developments is constructing a 24-storey condominium at Nos. 64-70 Shuter Street, on the northeast corner of Shuter Street and Dalhousie Street. They need to close the sidewalk, parking lane and bicycle lane on the north side of Shuter Street and the parking lane on the south side of Shuter Street in order to accommodate their construction staging area. They also need to close the east sidewalk, east parking lane, and the northbound lane of Dalhousie Street, adjacent to the site in order to accommodate their construction staging area.

Transportation Services is requesting approval to close the sidewalk, parking lane and bicycle lane on the north side of Shuter Street, the parking lane on the south side of Shuter Street, and the east sidewalk, east parking lane, and the northbound lane of Dalhousie Street to accommodate the construction staging area.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the sidewalk, parking lane and bicycle lane on the north side, and the parking lane on the south side of Shuter Street, from a point 14.2 metres west of Dalhousie Street to a point 44.6 metres east of Dalhousie Street, from February 19, 2015 to September 30, 2017;

2. Approve the closure of the east sidewalk, east parking lane, and northbound lane of Dalhousie Street, from Shuter Street to a point 34.8 metres further north, from February 19, 2015 to September 30, 2017;
3. Rescind the existing "No Parking Anytime" regulation on the west side of Dalhousie Street, from Shuter Street to a point 48.8 metres further north;
4. Rescind the existing Pay & Display parking regulation on both sides of Shuter Street, from Dalhousie Street to a point 44.6 metres further east;
5. Rescind the existing Pay & Display parking regulation on the east side of Dalhousie Street, from Shuter Street to a point 48.8 metres further north;
6. Enact a "No Stopping Anytime" regulation on both sides of Shuter Street, from Dalhousie Street to a point 44.6 metres further east;
7. Enact a "No Stopping Anytime" regulation on both sides of Dalhousie Street, from Shuter Street to a point 48.8 metres further north; and
8. Enact a one-way northbound regulation on Dalhousie Street, from Shuter Street to a point 34.8 metres further north;
9. 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.
10. Direct that Shuter Street be returned to its pre-construction traffic and parking regulations when the project is complete.
11. Direct that Dalhousie Street be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact

There is no financial impact to the City. CentreCourt Developments 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 \$18,500.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued December 19, 2013, in relation to Board File No. PL130554, amended Zoning By-law No. 438-86, for the lands municipally known as 64-70 Shuter Street.

ISSUE BACKGROUND

Transportation Services has received an application from CentreCourt Developments for a temporary closure of the sidewalk, parking lane and bicycle lane on the north side, and

the parking lane on the south side of Shuter Street, from a point 14.2 metres west of Dalhousie Street to a point 44.6 metres east of Dalhousie Street. They have also applied to close the east sidewalk and east half of Dalhousie Street, from Shuter Street to a point 34.8 metres further north.

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's approval. Councillor Wong-Tam's office is aware of this proposal.

COMMENTS

Shuter Street, from a point 14.2 metres west of Dalhousie Street to a point 44.6 metres east of Dalhousie Street, operates two-way with one traffic lane and one bicycle lane in each direction. Both sides of the street are regulated by "Pay & Display" parking regulations. The TTC does not operate on this portion of Shuter Street.

To accommodate the proposed construction staging area on the north side of Shuter Street, the eastbound and westbound traffic lanes and the eastbound bicycle lane will be realigned to the south side. The westbound bicycle lane will need to be closed, however the realigned westbound traffic lane will be 4.0 metres wide, "sharrow" pavement markings will be installed on the pavement and a warning sign will be posted advising cyclists to merge with traffic. Five Pay & Display parking spaces will have to be removed on the north side of the street and four parking spaces will have to be removed on the south side of the street to accommodate the realigned traffic lanes and the eastbound bicycle lane.

Dalhousie Street, from Shuter Street to a point 34.8 metres north of Shuter Street, operates two-way with one traffic lane in each direction. The west side of the street is regulated by a "No Parking Anytime" regulation and the east side is regulated by "Pay & Display" parking regulations. The TTC does not operate on this portion of Dalhousie Street.

To accommodate the proposed construction staging area on the east side of Dalhousie Street, Dalhousie Street will have to be made one-way northbound and the east sidewalk and east parking lane will have to be closed adjacent to the site. Maintaining the northbound direction makes sense because the existing on-street parking is on the east side of the street, therefore making it easier to access the parking spaces. The proposed construction staging area will require the temporary closure of the sidewalk and a parking lane on the east side of the street, fronting the site. Pedestrians will be required to cross to the west side of the street to go around the construction staging area. Signage will be installed to warn road users and pedestrians of the sidewalk closure.

Three Pay & Display parking spaces will have to be removed from the east side of Dalhousie Street, adjacent to the site. Since southbound traffic will have to turn around at the north end of the site, a 15-metre long "No Stopping Anytime" zone is proposed immediately north of the site to provide space for vehicles to turn around. Two more Pay

& Display parking spaces will have to be removed from the east side of Dalhousie Street to provide this turn-around area.

The applicant will be responsible for paying for the lost revenue for all of the removed parking spaces to the Toronto Parking Authority.

Reasons for the partial road closure

Developing this property means excavating the entire site. The applicant needs construction staging areas within the road allowance in order to construct the building.

CONTACT

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SIGNATURE

Kyp Perikleous
Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

Attachment 1: Drawing No. 421G-1656 - dated January, 2015

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