



**STAFF REPORT  
ACTION REQUIRED**

**Construction Staging Area – Bleecker Street**

<b>Date:</b>	October 16, 2015
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Transportation Services, Toronto and East York District
<b>Wards:</b>	Toronto-Centre Rosedale, Ward 28
<b>Reference Number:</b>	Ts2015206te.top.doc

**SUMMARY**

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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.

Medallion Developments Inc. is constructing a 43-storey residential building and 32 townhouses at 555 Sherbourne Street, on the west side of Bleecker Street, north of Earl Street. They need to close the sidewalk and parking lane on the west side of Bleecker Street in order to accommodate their construction staging area.

Transportation Services is requesting approval to close the sidewalk and parking lane on the west side of Bleecker Street, north of Earl Street to accommodate the construction staging area.

**RECOMMENDATIONS**

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Transportation Services, Toronto and East York District recommends that Toronto and East York Community Council:

1. Approve the closure of the sidewalk and parking lane on the west side of Bleecker Street, between Earl Street and a point 175.2 metres north of Earl Street, from November 11, 2015 to June 30, 2018;
2. Rescind the existing "Two Hour Parking, Anytime" regulation on the west side of Bleecker Street, from Earl Street to a point 175.2 metres north of Earl Street;

3. Prohibit stopping at all times on both sides of Bleecker Street, from Earl Street to a point 175.2 metres north of Earl Street;
4. Direct that Bleecker Street be returned to its pre-construction traffic and parking regulations when the project is complete;
5. 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;
6. Direct the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.

### **Financial Impact**

There is no financial impact to the City. Medallion Developments 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 \$1,123,000.00.

### **DECISION HISTORY**

City Council, at its meeting on October 24 and 25, 2011, adopted Item 10.6 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86 for the lands municipally known as 545, 555 and 565 Sherbourne Street and adopted MM48.20 at its meeting on February 19 and 20, 2014 on this matter.

### **ISSUE BACKGROUND**

Transportation Services has received an application from Medallion Developments Inc. for a temporary closure of the sidewalk and parking lane on the west side of Bleecker Street, between Earl Street and a point 175.2 metres north of Earl 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 32 months and needs Toronto and East York Community Council's approval.

### **COMMENTS**

Bleecker Street, between Earl Street and a point 175.2 metres north of Earl Street, operates one-way with one traffic lane in the northbound direction. The east side of the street has a "No Parking Anytime" regulation and the west side has a "Two Hour Parking, Anytime" regulation. The TTC does not operate on this portion of Bleecker Street.

The proposed construction staging area will require the temporary closure of the west sidewalk and the parking lane on the west side of the street. A temporary pedestrian walkway will be established in the parking lane beside the construction staging area. There are 25 parking spaces that will have to be removed to accommodate this proposed construction staging area. There is an existing Accessible parking space on the west side of Bleecker Street within the proposed construction staging area. However, this parking space is not listed in the Designated On-Street Parking for Permit Holders Bylaw Schedule.

Councillor Pam McConnell has been advised of the recommendations of this staff report.

### **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 development.

### **CONTACT**

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### **SIGNATURE**

Kyp Perikleous  
Director, Transportation Services  
Toronto and East York District

### **LIST OF ATTACHMENTS**

1. Drawing No. 421G-1956 - dated October, 2015

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