



STAFF REPORT ACTION REQUIRED

Construction Staging Area – 60 Colborne Street

Date:	October 16, 2015
To:	Toronto and East York Community Council
From:	Director, Transportation Services, Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 28
Reference Number:	Ts2015205te.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.

Freed Developments Ltd. is constructing a 25-storey residential building at 60 Colborne Street, on the northwest corner of Colborne Street and Church Street. They need to close the sidewalk and a 2.2 metre wide portion of the street on the north side of Colborne Street to accommodate their construction staging area.

Transportation Services is requesting approval to close the sidewalk and a 2.2 metre wide portion of the street on the north side of Colborne Street, between Church Street and a point 49.2 metres west of Church Street, to accommodate the construction staging area.

RECOMMENDATIONS

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

1. Approve the closure of the sidewalk and a 2.2 metre wide portion of the street on the north side of Colborne Street, between Church Street and a point 49.2 metres west of Church Street, from November 11, 2015 to December 31, 2017;

2. Rescind the existing "No Parking Anytime" regulation on the north side of Colborne Street, between Church Street and a point 49.2 metres west of Church Street;
3. Rescind the existing "No Standing Anytime" regulation on the north side of Colborne Street, between Church Street and a point 30 metres west;
4. Rescind the existing "No Parking Anytime" regulation on the south side of Colborne Street, between Church Street and the lane first west;
5. Rescind the existing "One Hour Parking" regulation on the south side of Colborne Street, between Church Street and Colborne Lane;
6. Prohibit stopping at all times on the north side of Colborne Street, from Church Street to a point 49.2 metres west of Church Street;
7. Prohibit stopping at all times on the south side of Colborne Street, between Church Street and Colborne Lane;
8. Direct that Colborne Street be returned to its pre-construction traffic and parking regulations when the project is complete.
9. 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.
10. Direct the applicant to provide and install public art, including mural artwork, on 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. Freed Developments 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 \$151,700.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Orders issued on July 31, 2014 and September 22, 2014, in relation to Board File No. PL121394, amended Zoning By-law No. 438-86, for the lands municipally known as 101 King Street East and 54-70 Colborne Street.

ISSUE BACKGROUND

Transportation Services has received an application from Freed Developments Ltd. for a temporary closure of the sidewalk and a 2.2 metre wide portion of the street on the north side of Colborne Street, from Church Street to a point 49.2 metres west of Church 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 26 months and needs Toronto and East York Community Council's approval.

COMMENTS

Colborne Street, between Church Street and Colborne Lane, operates two-way with one traffic lane in each direction. It is regulated by a "No Parking Anytime" regulation on both sides of the street and a "No Standing Anytime" regulation on the north side, between Church Street and a point 30 metres west. Colborne Street, west of Colborne Lane, operates one-way with one traffic lane in the westbound direction. The north side of the street has a "No Parking Anytime" regulation and the south side has a "One Hour Parking, Anytime" regulation and "Pay & Display" parking regulations. The TTC does not operate on this portion of Colborne Street.

The proposed construction staging area will require the temporary closure of the north sidewalk and a 2.2 metre wide portion of the north side of Colborne Street. Pedestrians will have to cross to the south side of Colborne Street to walk around the construction staging area. Signage to advise motorists of pedestrians crossing will be posted. It is proposed that the traffic lanes on the two-way portion of Colborne Street, between Church Street and Colborne Lane, be reduced to 3.0 metres wide to accommodate the construction staging area. Signage to advise motorists of the narrowed lanes will be posted. There will be no loss of parking spaces on Colborne Street from this proposal.

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 a construction staging area 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

1. Drawing No. 421G-1955, dated October 2015

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