



## STAFF REPORT ACTION REQUIRED

### Construction Staging Area Widening – Scott 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>	Ts2015204te.top.doc

#### SUMMARY

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

Bird Construction is constructing a 61-storey condominium at No. 88 Scott Street, on the northwest corner of Wellington Street East and Scott Street. They need to widen their existing construction staging area on the west side of Scott Street by 2.5 metres in order to continue to do their work, since their existing construction staging area on the north side of Wellington Street East has to be removed by December 31, 2015.

Transportation Services is requesting approval to widen the existing construction staging area on the west side of Scott Street, between Wellington Street East and Colborne Street, by 2.5 metres.

#### RECOMMENDATIONS

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

1. Approve a 2.5 metre widening of the existing construction staging area on the west side of Scott Street, between Colborne Street and Wellington Street East, from November 11, 2015 to January 1, 2018;
2. Rescind the existing "Pay & Display" regulation on the east side of Scott Street, between Colborne Street and a point 33.5 metres north of Wellington Street East;
3. Prohibit stopping at all times on the east side of Scott Street, between Colborne Street and Wellington Street East;

4. Direct that Scott 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. Bird Construction 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 \$296,500.00.

### **DECISION HISTORY**

Toronto and East York Community Council, at its meeting of February 25, 2014, in considering Item TE30.61, among other things, approved the closure of the sidewalk on the west side of Scott Street, between Colborne Street and Wellington Street East, and the closure of the sidewalk on the south side of Colborne Street, between Scott Street and a point 35.2 metres west of Scott Street, from February 26, 2014 to January 1, 2018.

City Council, at its meeting of March 20, 2014, in considering Item TE30.62, among other things, approved the closure of the sidewalk and the curb lane on the north side of Wellington Street East, between Scott Street and a point 66.8 metres west of Scott Street, from March 21, 2014 to December 31, 2015.

### **ISSUE BACKGROUND**

Transportation Services has received an application from Bird Construction Group to widen the existing construction staging area on the west side of Scott Street, between Colborne Street and Wellington Street East. This widening is needed to accommodate ongoing construction activities since their other existing construction staging area, on the north side of Wellington Street East, has to be removed by December 31, 2015, for upcoming capital works watermain construction in 2016.

Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. This additional closure will be in effect for 26 months and needs Toronto and East York Community Council's approval.

### **COMMENTS**

Scott Street, between Colborne Street and Wellington Street East, operates two-way with one traffic lane in each direction. The west side of the street is regulated by a "No Stopping Anytime" restriction due to the existing construction staging area and the east side has "Pay & Display" parking regulations. The TTC does not operate on this portion of Scott Street.

Widening the construction staging area as proposed will require the removal of 6 parking spaces on the east side of the street so that one lane of traffic in each direction can continue to be maintained on Scott Street. The applicant will be responsible for paying the lost revenue for these parking spaces to the Toronto Parking Authority.

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

### **Reasons for the partial road closure**

Bird Construction Group has requested this widening because their existing construction staging area that occupies the sidewalk and the curb lane on the north side of Wellington Street East, between Scott Street and a point 66.8 metres west of Scott Street, has to be removed by December 31, 2015, to allow for capital works watermain construction in 2016. The applicant needs a widened construction staging area on the west side of Scott Street in order to make up for the space that will be lost on Wellington Street East and to continue 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-1957, dated October 2015

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