



**STAFF REPORT
ACTION REQUIRED**

Construction Staging Area – Ossington Avenue

Date:	December 11, 2015
To:	Toronto and East York Community Council
From:	Director, Transportation Services, Toronto and East York District
Wards:	Trinity-Spadina, Ward 19
Reference Number:	Ts2015030te.top.doc

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Ossington Avenue, City Council approval of this report is required.

Transportation Services is requesting closure of the east side sidewalk and curb lane on Ossington Avenue between Humbert Street and Argyle Street, for a period of 19 months to enable construction of a 6-storey condominium. A temporary pedestrian walkway will be established in the east curb lane fronting 109 Ossington Avenue.

RECOMMENDATIONS

Transportation Services, Toronto and East York District recommends that:

1. City Council approve the closure of the east side sidewalk and curb lane on Ossington Avenue fronting 109 Ossington Avenue for 19 months, from December 1, 2015, to June 30, 2017, as shown on Drawing No. 421G-1968 attached to the report dated December 11, 2015, entitled, "Construction Staging Area – Ossington Avenue", from the Director, Transportation Services Toronto and East York District.
2. City Council enact "No Stopping Anytime", on both side of Ossington Avenue from Argyle Street to Humbert Street for the duration of the lane closure outlined in Recommendation 1.

3. City Council adjust the "No Stopping 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays" on the east side of Ossington Avenue from Queen Street West to Harbord Street to apply from Queen Street West to Humbert Street and from Argyle Street to Harbord Street for the duration of the lane closure outlined in Recommendation 1.
4. City Council adjust the "No Stopping 7:00 a.m. to 9:00 a.m. Monday to Friday, except public holidays" on the west side of Ossington Avenue from Queen Street West to Dundas Street West to apply from Queen Street West to Humbert Street and from Argyle Street to Dundas Street West for the duration of the lane closure outlined in Recommendation 1.
5. City Council directed 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. City Council directed 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.
7. City Council direct that Ossington Avenue be returned to its pre-construction parking and traffic regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Reserve Properties 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 term of the closure, these fees will be approximately \$106,700.00.

ISSUE BACKGROUND

Transportation Services, Toronto and East York District has received an application from Reserve Properties requesting a temporary closure of the east side sidewalk and curb lane on Ossington Avenue between Humbert Street and Argyle Street to use as a construction staging area to construct a condominium with ground floor retail shops at this site.

COMMENTS

Ossington Avenue between Humbert Street and Argyle Street is a minor arterial road and operates two lanes (one lane in each direction) on a pavement width of 11.1 metres. Permit parking and pay and display parking are permitted on the both sides of Ossington Avenue between Humbert Street and Argyle Street.

If the construction staging area is approved, the east curb lane and sidewalk on Ossington Avenue fronting the site will be closed and pedestrians will be redirected into a protected covered walkway within the closed east curb lane. Traffic on Ossington Avenue will continue to operate one lane in each direction. To enhance traffic flow on Ossington Avenue between Humbert Avenue and Argyle Avenue, "No Stopping Anytime" would be implemented on both sides of the street.

The west side of Ossington Avenue is in Permit Parking Area 3K. Including the City Council approved oversubscription of 10 percent, as of the date of this report there are 972 parking permits available and 893 parking permits issued. Seven on-street parking spaces would temporarily be removed due to the construction staging area. There will be some inconvenience for area residents and businesses in the immediate area.

The east side of Ossington Avenue is in Permit Parking Area 4H. Including the City Council approved oversubscription of 10 percent, as of the date of this report there are 1153 parking permits available and 810 parking permits issued. Two on-street parking spaces would temporarily be removed due to the construction staging area. There will be some inconvenience for area residents and businesses in the immediate area.

TTC staff has been consulted and have no objections.

TTC bus service operates on Ossington Avenue and thus the temporary closure requires City Council's approval.

Councillor Mike Layton has been advised of the recommendations of this staff report.

CONTACT

Ann S. Khan, P. Eng.
Manager, Traffic Operations
Toronto and East York District
Transportation Services
Telephone: (416) 397-5021
Fax: (416) 392-1920
E-mail: akhan5@toronto.ca

SIGNATURE

Kyp Perikleous
Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

1. Drawing No. 421G-1968, dated December 2015

P:\2016\Cluster B\Tra\Toronto and East York\Top\ts2016030te.top.doc - mb