SUMMARY

This staff report is about a matter that Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

PCL Constructors Canada are constructing a 11-storey low rise and 26 storey high rise condominium at No. 2 St. Thomas Street. They need to close the north sidewalk and north curb lane on Charles Street West in order to do their work.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the sidewalk and curb lane on the north side of Charles Street West, between a point 12.2 metres west of St. Thomas Street and a point 46.8 metres west of St. Thomas Street, from January 1, 2016 to May 31, 2017.

2. Approve the removal of the existing Pay & Display parking regulation on the north side of Charles Street West, between St. Thomas Street and a point 61.6 metres west of St. Thomas Street from January 1, 2016 to May 31, 2017.

3. Enact a "No Stopping Anytime" restriction on the north side of Charles Street West, between St. Thomas Street and a point 61.6 metres west of St. Thomas Street.
4. Rescind the existing "No Parking Anytime" restriction on the south side of Charles Street West, between St. Thomas Street and a point 72.0 metres west of St. Thomas Street.

5. Enact a "No Stopping Anytime" restriction on the south side of Charles Street West, between St. Thomas Street and a point 72.0 metres west of St. Thomas Street.

6. 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.

7. Direct the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for nighttime illumination, at their sole cost, to the satisfaction of the Ward Councillor.

8. Direct that Charles Street West 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. PCL Constructors Canada are 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 $103,000.00.

**DECISION HISTORY**

The Ontario Municipal Board, pursuant to its Orders issued on May 1, 2105, in relation to Board File No. PL150088, amended Zoning By-law No. 438-86, for the lands municipally known as 2 – 8 St. Thomas Street.

**ISSUE BACKGROUND**

Transportation Services has received an application from PCL Constructors Canada for a temporary closure of the sidewalk and curb lane on the north side of Charles Street West, between a point 12.3 metres west of St. Thomas Street and a point 48.6 metres west of St. Thomas Street from January 1, 2016 to May 31, 2017.

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 17 months and needs Toronto and East York Community Council’s approval.

**COMMENTS**

Charles Street West, between Queens Park and St. Thomas Street is 7.2 metres in width and operates one-way westbound. The north side of the street is regulated by a "Pay & Display" parking regulation and a "No Parking" 7:30 a.m. to 9:30 a.m., Monday to Friday except public holidays regulation. The south side is regulated by a "No Parking Anytime" restriction.

Construction Staging Area –
2 St. Thomas Street
If the construction staging area is approved, the westbound curb lane and sidewalk on the north side of Charles Street West flanking the site will be closed and pedestrians will be redirected into a protected covered way within the closed portion of the westbound curb lane. The remaining width of 4.5 metres will continue to accommodate one way traffic operation. To enhance traffic flow around the construction site, stopping will be prohibited at all times on both the north side and south side of Charles Street West along the length of the staging area. PCL Constructors Canada will be responsible for the lost revenue for 7 parking spaces on the north side of the street. Impacts on traffic will be minimal.

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.

Councillor Kristyn Wong-Tam 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

ATTACHMENTS