Construction Staging Area – 47 Hayden Street

Date: January 22, 2016
To: Toronto and East York Community Council
From: Director, Transportation Services, Toronto and East York District
Wards: Toronto-Centre Rosedale, Ward 27
Reference Number: Ts2016051te.top.doc

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.

Cresford Developments is constructing a 56-storey condominium at No. 50 Charles Street East. They need to close the south sidewalk and parking lane on Hayden Street in order to do their work.

RECOMMENDATIONS

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 south side of Hayden Street, between a point 59.0 metres west of Church Street and a point 136.7 metres west of Church Street, from December 1, 2015 to June 30, 2017.

2. Enact a "No Stopping 7:00 a.m. to 7:00 p.m., Monday to Friday" restriction on the south side of Hayden Street, between a point 59.0 metres west of Church Street and a point 114.7 metres west of Church Street from December 1, 2015 to June 30, 2017.

3. 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.
4. 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.

5. Direct that Hayden Street 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. Cresford Developments 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 $67,000.00

DECISION HISTORY
City Council, at its meeting on August 25, 26, 27 and 28, 2014, adopted Item 34.23 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, for the lands at Nos. 50-60 and 62-64 Charles Street East and 47 and 61 Hayden Street.

ISSUE BACKGROUND
Transportation Services has received an application from Cresford Developments for a temporary closure of the sidewalk and parking lane on the south side of Hayden Street, between a point 59.0 metres west of Church Street and a point 136.7 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 19 months and needs Toronto and East York Community Council’s approval.

COMMENTS
Hayden Street, between Yonge Street and Church Street, operates one-way in the eastbound direction. The north side of the street is regulated by a "No Standing Anytime" restriction and the south side has "Pay & Display" parking regulations. The TTC does not operate on this portion of Hayden Street.

During work hours, the applicant will occupy the parking lane and sidewalk at the rear of the site for construction staging purposes. Traffic control persons will assist pedestrians walking on the south sidewalk to cross to the north sidewalk to walk around the work zone. During non-work hours, the applicant will open a walkway on the south side of the street for pedestrians to use.
The proposed construction staging area will remove five parking spaces from the south side of Hayden Street. The applicant will be responsible for the lost revenue for these parking spaces for the duration of the road occupation.

Councillor Kristyn Wong-Tam has been advised of the recommendations of this staff report.

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SIGNATURE

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LIST OF ATTACHMENTS