



**STAFF REPORT
ACTION REQUIRED**

Construction Staging Area – 501 St. Clair Avenue West

Date:	March 2, 2016
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	St. Paul's, Ward 21
Reference Number:	ts2016079te.top.doc

SUMMARY

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

Reserve Properties is constructing a 23-storey building at 501 St. Clair Avenue West, on the southeast corner of Bathurst Street and St. Clair Avenue West. Transportation Services is requesting the approval to close the sidewalk and curb lane on the east side of Bathurst Street in order to do their work.

RECOMMENDATIONS

Transportation Services, Toronto and East York District recommends that:

1. City Council approve the closure of the sidewalk and the curb lane on the east side of Bathurst Street, between St. Clair Avenue West and a point 91.1 metres south of St. Clair Avenue West, from April 1, 2016 to April 30, 2017.
2. City Council approve the removal of the existing "No Parking Anytime" restriction on the east side of Bathurst Street, between St. Clair Avenue West and a point 91.1 metres south.

3. City Council approve the removal of the existing "No Stopping, 4:00 p.m. to 6:00 p.m., except Saturdays, Sundays and Public Holidays" restriction on the east side of Bathurst Street, between St. Clair Avenue West and a point 91.1 metres south of St. Clair Avenue West.
4. City Council approve the installation of a "No Stopping Anytime" regulation on the east side of Bathurst Street, between St. Clair Avenue West and a point 91.1 metres south of St. Clair Avenue West.
5. City Council 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. City Council 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.
7. City Council direct that Bathurst Street be returned to its pre-construction traffic and parking regulations when the project is complete.

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 duration of the closure, these fees will be approximately \$43,000.00

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued April 18, 2013 in relation to Board Case No. PL120931, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 501 St. Clair Avenue West.

ISSUE BACKGROUND

Transportation Services has received an application from Reserve Properties for a temporary closure of the sidewalk and the curb lane on the east side of Bathurst Street, between St. Clair Avenue West and a point 91.1 metres south of St. Clair Avenue West, from April 1, 2016 to April 30, 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 13 months and needs City Council's approval.

COMMENTS

Bathurst Street, between St. Clair Avenue West and a point 73.5 metres south of St. Clair Avenue West, is 15.6 metres wide and operates two-way with two traffic lanes in each direction. Both sides of the street are regulated by a "No Parking Anytime" and "No Stopping" restrictions. The TTC Route No. 7 operates on this portion of Bathurst Street.

Developing this property means excavating the entire site to a depth of 18.0 metres. Therefore, the applicant needs a construction staging area within the road allowance in order to construct the building. A pedestrian walkway will be maintained at all times on the east side of the street, beside the proposed construction staging area.

Councillor Joe Mihevc has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

Kyp Perikleous
Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

1. Drawing No. 421G-2083, dated March 2016

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